



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, May 26, 2020

6:00 PM

Virtual Meeting

Due to COVID-19, this will be a virtual meeting. To view the meeting please go to <http://www.sanmarcostx.gov/541/PZ-Video-Archives> 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 12:00 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 28, 2020.
2. Consider approval of the minutes of the regular meeting of May 12, 2020.
3. PC-19-44 (Mystic Canyon) Consider a request by Bill Couch, on behalf of Kali Kate Services, Inc. to approve the Preliminary Plat consisting of approximately 62.059 acres, more or less, out of the Benjamin J White and Robert H Williams Surveys. (T. Carpenter)
4. PC-20-11 (Paso Robles Phase 4B Section 1) Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC to approve the Final Plat consisting of approximately 23.7 acres, more or less, out of the John Williams Survey. (T. Carpenter)
5. PC-20-23 (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 2.127 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 (6-7) 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 12:00 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>

- 6. CUP-20-11 (Surterra) Hold a public hearing and consider a request by Marcus Ruark with Surterra Texas, LLC, on behalf of Timothy D. England, SVP, Highpointe Trace, LLC, for a new Conditional Use Permit to allow the use of Bio-Medical Facilities, Distribution Center, Food Processing (no outside public consumption), and Plant Nursery (retail sales / outdoor storage) at 1105 Van Horn Trce. (A. Villalobos)
- 7. PC-20-19 (Blanco Riverwalk Subdivision IIB Replat) Hold a public hearing and consider a request by Hermann Vigil, on behalf of Vinson Wood, for approval of a replat of approximately 6.653 acres, more or less, legally known as Lot 1E3, Block A, Blanco Riverwalk Subdivision IIB, and establishing Lot 1E3A and Lot 1E3B, Block A, Blanco Riverwalk Subdivision IIB, located at 3021 N IH 35. (A. Villalobos)

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#20-320, **Version:** 1

AGENDA CAPTION:

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

Meeting date: May 26, 2020

Department: Planning & Zoning Commission

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#20-320, **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 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

With a quorum present the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Chair Gleason at 6:00 p.m. on Tuesday, April 28, 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 Mark Gleason, Commissioner Kate McCarty, and Commissioner Griffin Spell

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 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)

A motion was made by Commissioner Kelsey, seconded by Commissioner Spell, 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 Gleason, Commissioner McCarty and Commissioner Spell

Against: 0

PUBLIC HEARINGS

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)

Chair Gleason opened the Public Hearing.

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

Cynthia Reyes Ibarra provided a written comment that was read aloud. She highlighted a 2011 report on Rancho Vista and Redwood that expressed the need for new septic tanks and that residents often attribute poor indoor air quality as a poor health contributor. She also mentioned a 2019 report by UT researchers, that said that some residents had been infected with roundworm, which may be attributed to poor septic tanks and raw sewage. She said the findings should be addressed.

Veronica Reyes-Ibarra, 1725 Ash St., San Marcos, TX provided a written comment that was read aloud. She expressed concerns about having to leave their homes. She said they are being pushed aside for a new development, and asked that the families that live in Ranch Vista and Redwood be considered when deciding what to build.

Elly Del Prado Dietz provided a written comment that was read aloud. She said the residents of Ranch Vista do not want the new road added.

MaryBeth Harper provided a written comment that was read aloud. She said a sewage package plant would discharge into the San Marcos River, and should not be allowed. She also expressed flooding concerns, loss of waterbird habitat, and the need to improve roads.

Mary Lou Rocha provided a written comment that was read aloud. She expressed concerns, asking several questions including the affiliation between the developer and the Freeman Educational Foundation, how residents would be affected by the development, the effect on property taxes and traffic, whether residents would be able to connect to City utilities, if residents would have to consider selling their properties, and rain run-off.

Jennifer DeLaCruz, 2025 Ash St., San Marcos, TX provided a written comment that was read aloud. She's a resident of Rancho Vista and expressed concerns about the request. She also stated that being in an "Unincorporated Area" has caused problems. She also expressed concerns about the proposed new road, and how the proposed request would affect property taxes, flooding, and school rezoning.

Brady Baggs, applicant, said they are working with local government on providing a desire for workforce housing. He said they are working with the City to ensure their project addresses the preservation of acreage along the river, and flooding issues. He said their hope it to have a successful project by brining single and multi-family, commercial, and workforce housing to the area.

Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Spell, seconded by Commissioner Gleason to approve PSA-20-20.

A motion was made by Commissioner Rand, seconded by Commissioner McCarty, that PSA-20-20 be amended so that: Current residents of Rancho Vista and Redwood shall be protected against eminent domain and seizure of property connected with the PSA Amendment. The motion carried by the following vote:

For: 5 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Gleason and Commissioner McCarty

Against: 1 - Commissioner Spell

Abstain: 3 - Commissioner Moore, Commissioner Kelsey and Commissioner Agnew

A motion was made by Commissioner Rand, seconded by Commissioner Dillon, that PSA-20-20 be amended so that: When pipes are being planned for water and waste water for the proposed development, that it be done with a goal of improving health and well-being of the Redwood community. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Kelsey

Chair Gleason called for a vote on the main motion with the following conditions: 1.) Current residents of Rancho Vista and Redwood shall be protected against eminent domain and seizure of property connected with the PSA Amendment; and
2.) When pipes are being planned for water and waste water for the proposed development, that it be done with a goal of improving health and well-being of the Redwood community. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Kelsey

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)

Chair Gleason opened the Public Hearing.

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

Pasqual Boudreau, applicant, 365 Golden Eagle Loop, Canyon Lake, TX was online and available for questions.

Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Haverland, second by Commission Rand, that CUP-20-09 (The Co Kitchen) be approved.

A motion was made by Commissioner Gleason, seconded by Commissioner McCarty, that CUP-20-09 (The Co Kitchen) be amended so that: Open containers shall not be allowed to leave the premises. The motion carried by the following vote:

For: 5 - Commissioner Haverland, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

Against: 2 - Commissioner Rand and Commissioner Moore

Absent: 1 - Commissioner Kelsey

Recused: 1 - Commissioner Dillon

A motion was made by Commissioner McCarty to amend the main motion so

that amplified live music shall only be allowed on the premises between the hours of 11 a.m. - 9 p.m. on Friday and Saturday. The motion failed for lack of second.

Chair Gleason called for a vote on the main motion 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; 6.) The permit shall be posted in the same area and manner as the Certificate of Occupancy; and 7.) Open containers shall not be allowed to leave the premises. The motion carried by the following vote:

For: 7 - Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

Against: 0

Absent: 1 - Commissioner Kelsey

Recused: 1 - Commissioner Dillon

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)

Chair Gleason opened the Public Hearing.

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

Bill Coven mentioned that he was available for questions.

Chair Gleason closed the Public Hearing.

A motion was made by Commissioner McCarty, seconded by Commissioner Dillon, that ZC-20-04 (Mystic Canyon) approved. The motion carried by the following vote:

For: 7 - Commissioner Dillon, Commissioner Rand, Commissioner Moore, Commissioner Agnew, Commissioner Gleason, Commissioner McCarty and Commissioner Spell

Against: 0

Absent: 1 - Commissioner Kelsey

Recused: 1 - Commissioner Haverland

- 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)

Chair Gleason opened the Public Hearing.

Andrea Villalobos, Senior Planner, gave an overview of the request.

Benjamin Greene, Civil Engineer on the project, was available for questions.

Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Dillon, seconded by Commissioner Haverland, that ZC-20-06 (Centerpoint HC Zoning) be approved. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Kelsey

- 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)

Chair Gleason opened the Public Hearing.

Andrea Villalobos, Senior Planner, gave an overview of the request.

David Joyner, applicant, gave a presentation on the Industrial Park, and was available for questions.

Paul Hennington, 4 Cow Trail, San Marcos, TX provided a written comment that was read aloud. He mentioned some deed restrictions that were filed in 1999 on the property, including that they shall be use for residential purposes, no single-wide manufactures homes are allowed, no subdivided tracts smaller than 5 acres, restrictions are effective for 20 years from date of filing, extension of deed restrictions for 10-year periods

successively, and amendments to deed restrictions can only be done during the last year of a 10-year period signed by 75% or more of tract owners. He also addressed concerns for drainage and wildlife.

Jim Glasgow, applicant, 6531 Foxrun, San Antonio, TX, said the deed restrictions were changed last year. He also gave an overview of the Industrial Park.

Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Haverland, seconded by Commissioner McCarty, that ZC-20-07 (Palace Way LI) be approved. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Kelsey

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)

Chair Gleason opened the Public Hearing.

Andrea Villalobos, Senior Planner, gave an overview of the request.

Jim Glasgow provided a presentation of the request.

Paul Hennington, 4 Cow Trail, San Marcos, TX provided a written comment that was read aloud. He mentioned some deed restrictions that were filed in 1999 on the property, including that they shall be use for residential purposes, no single-wide manufactures homes are allowed, no subdivided tracts smaller than 5 acres, restrictions are effective for 20 years from date of filing, extension of deed restrictions for 10-year periods successively, and amendments to deed restrictions can only be done during the last year of a 10-year period signed by 75% or more of tract owners. He also addressed concerns for drainage and wildlife.

Chair Gleason closed the Pubic Hearing.

A motion was made by Commissioner McCarty, seconded by Commissioner Dillon, that this ZC-20-08 (Palace Way MH) be approved. The motion carried by the following vote:

For: 7 - Commissioner Dillon, Commissioner Haverland, Commissioner Rand, Commissioner Moore, Commissioner Agnew, Commissioner Gleason and Commissioner McCarty

Against: 0

Absent: 2 - Commissioner Kelsey and Commissioner Spell

11. Hold a Public Hearing of the 2021-2030 Capital Improvement Program (CIP). (L. Moyer)

Chair Gleason opened the Public Hearing.

Kayla Foxworth, CIP Coordinator, gave an overview of the request.

Lisa Marie Coppoletta, 1322 Belvin, San Marcos, TX provided a written comment that was read aloud. She said it's the second time she's asked the Commission to investigate the Complete Streets Sidewalk Program. She said there's never been any direction on where sidewalks should go, and no direction on the protection of Heritage Live Oaks. She said the project has ruined her Live Oaks and property value, and now her block floods more than ever.

Chair Gleason closed the Public Hearing.

V. Question and Answer Session with Press and Public.

There were no questions from the Press or Public.

VI. Adjournment

The meeting was adjourned at 10:30 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 #: ID#20-321, **Version:** 1

AGENDA CAPTION:

Consider approval of the minutes of the regular meeting of May 12, 2020.

Meeting date: May 26, 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#20-321, **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, May 12, 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

With a quorum present the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Chair Gleason at 6:00 p.m. on Tuesday, May 12, 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 Mark Gleason, Commissioner Kate McCarty, and Commissioner Griffin Spell

III. Chairperson's Opening Remarks

EXECUTIVE SESSION

IV. 30 Minute Citizen Comment Period

There were no comments.

PUBLIC HEARINGS

1. AC-20-05 (Maximum Block Perimeter) Hold a Public Hearing and consider a request from Jermi Henry for an Alternative Compliance to the maximum block perimeter requirements in Section 3.6.6.1 of the San Marcos Development Code related to the proposed City of San Marcos Public Services Facility near the intersection of FM 110 and Hwy 123, Hays County, Texas. (W. Parrish)

Chair Gleason opened the Public Hearing.

Will Parrish, Planner, gave an overview of the request.

Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Haverland, seconded by Commissioner Dillon, that AC-20-05 (Maximum Block Perimeter) be approved with the following conditions: 1.) The 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 Gleason, Commissioner McCarty and Commissioner Spell

Against: 0

2. CUP-20-10 (Xian Sushi & Noodle) Hold a Public Hearing and consider a request by Ye Lin for a new Conditional Use Permit for the purpose of selling beer and wine for on-premise consumption at 200 Springtown Way, Suite 138. (W. Parrish)

Chair Gleason opened the Public Hearing.

Will Parrish, Planner, gave an overview of the request.

Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Agnew, seconded by Commissioner Dillon, that CUP-20-10 (Xian Sushi & Noodle) be approved with the following conditions: 1.) Permit shall be valid for one (1) year, provided standards are met; 2.) There shall be no outdoor amplified music; 3.) The 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; 4.) The permit shall be effective upon the issuance of a Certificate of Occupancy; and 5.) 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 Gleason, Commissioner McCarty and Commissioner Spell

Against: 0

3. Hold a Public Hearing, have a discussion, and provide a recommendation to the City Council on the 2021-2030 Capital Improvement Program (CIP).

Chair Gleason opened the Public Hearing.

Sarah Simpson, 407 S. Stagecoach Trl., San Marcos, TX provided a written comment that was read aloud. She asked the Commission to support projects related to alternative transportation and green infrastructure.

Chair Gleason closed the Public Hearing.

A motion was made by Commissioner Moore, seconded by Commissioner McCarty that the 20201-2030 Capital Improvement Program (CIP) be approved.

A motion was made by Commissioner Haverland, seconded by Commissioner Kelsey, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Expediting Project 650 (Sessom Shared Use Path from N. LBJ to Comanche) to the 3-year plan. The motion carried by the following vote:

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

Against: 0

A motion was made by Commissioner Kelsey, seconded by Commissioner Dillon, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Moving Project 464 (Old Ranch Road 12 improvements-Craddock to Holland) up to 2021, highlighting the importance of the project. The motion carried by the following vote:

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

Against: 0

A motion was made by Commissioner Moore, seconded by Commissioner Kelsey, that the 2021-2030 Capital Improvement Program (CIP) be amended to include: 1.) Project 464 (Old Ranch Road 12 improvements-Craddock to Holland) shall include on-street buffered bike lanes, separated sidewalks, not widening the road, and pedestrian crossings at the Franklin Intersection. Description shall be updated to reflect that these items are already in the project. The motion carried by the following vote:

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

Against: 0

A motion was made by Commissioner Moore, seconded by Commissioner Rand, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Project 419 (Sessom/Academy Intersection Improvements) shall create a road diet

from the Sessom/Academy Intersection from Holland to N. LBJ) Create a road diet to encourage safety improvements through the restriping project. The motion carried by the following vote:

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

Against: 0

A motion was made by Commissioner Moore, seconded by Commissioner McCarty, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Project 480 (Hopkins Sidewalk Widening CM Allen to Thorpe) shall support improved sidewalks and encourage safety improvements on Hopkins through a restriped road diet that will also support bike infrastructure. The motion carried by the following vote:

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

Against: 0

A motion was made by Commissioner Moore, seconded by Commissioner Rand, that 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Project 594 (Hopkins St. Improvements from Moore to Guadalupe) shall include complete street improvements, and not widening of the road. The motion carried by the following vote:

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

Against: 0

A motion was made by Commissioner Moore, seconded by Commissioner McCarty, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Project 629 (IH-35 Utility Relocations) shall support pedestrian bike improvements to promote better east-west connectivity across IH-35, and does not including diverging diamond type projects which harm pedestrians and connectivity.

The motion carried by the following vote:

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

Against: 0

A motion was made by Commissioner Moore, seconded by Commissioner Rand, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Project 712 (Downtown Pedestrian Safety Comfort Improvements) - The Commission's support of the project shall be highlighted, noting its importance. The motion carried by the following vote:

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

Against: 0

A motion was made by Commissioner Rand, seconded by Commissioner Spell, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Project 681 (Hills of Hays) - The Commission's support of the project shall be highlighted, noting its importance. The motion carried by the following vote:

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

Against: 0

A motion was made by Commissioner Rand, seconded by Commissioner Moore, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Project 732 (Animal Shelter) - The Commission's support of the project shall be highlighted, noting its importance. The motion carried by the following vote:

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

Against: 0

A motion was made by Commissioner McCarty, seconded by Commissioner Kelsey, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Project 8 (Fire Station_Airport) The project shall be moved up to 2021 or 2022. The motion carried by the following vote:

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

Against: 0

A motion was made by Commissioner McCarty, seconded by Commissioner Agnew, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Project 739 (Dunbar Education Building) shall be moved up to 2021 with complete funding. The motion carried by the following vote:

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

Against: 0

A motion was made by Commissioner Haverland, seconded by Commissioner Rand, that the 2021-2030 Capital Improvement Program (CIP) be approved with the following recommendation: 1.) Road improvements and pedestrian and bicycle facility improvements along on Old Ranch Road 12 and between Blanco and Holland shall be added to the 10-year CIP. The motion carried by the following vote:

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

Against: 0

Chair Gleason called for a vote on the main motion with approval of the following recommendations: 1.) Expediting Project 650 (Sessom Shared Use Path from N. LBJ to Comanche) to the 3-year plan; 2.) Moving Project 464

(Old Ranch Road 12 improvements-Craddock to Holland) up to 2021; 3.) Highlight the importance of Project 464 moving forward. Project 464 (Old Ranch Road 12 improvements-Craddock to Holland) shall include on-street buffered bike lanes, separated sidewalks, not widening the road, and pedestrian crossings at the Franklin Intersection. Description shall be updated to reflect that these items are already in the project; 4.) Project 419 (Sessom/Academy Intersection Improvements) shall create a road diet from the Sessom/Academy Intersection from Holland to N. LBJ) Create a road diet to encourage safety improvements through the restriping project; 5.) Project 480 (Hopkins Sidewalk Widening CM Allen to Thorpe) shall support improved sidewalks and encourage safety improvements on Hopkins through a restriped road diet that will also support bike infrastructure; 6.) Project 594 (Hopkins St. Improvements from Moore to Guadalupe) shall include complete street improvements, and not widening of the road; 7.) Project 629 (IH-35 Utility Relocations) shall support pedestrian bike improvements to promote better east-west connectivity across IH-35, and does not including diverging diamond type projects which harm pedestrians and connectivity; 8.) Project 712 (Downtown Pedestrian Safety Comfort Improvements) - The Commission's support of the project shall be highlighted, noting its importance; 9.) Project 681 (Hills of Hays) - The Commission's support of the project shall be highlighted, noting its importance; 10.) Project 732 (Animal Shelter) The Commission's support of the project shall be highlighted, noting its importance; 11.) Project 8 (Fire Station_Airport) The project shall be moved up to 2021 or 2022; 12.) Project 739 (Dunbar Education Building) shall be moved up to 2021 with complete funding; and 13.) Road improvements and pedestrian and bicycle facility improvements along on Old Ranch Road 12 and between Blanco and Holland shall be added to the 10-year CIP. The motion carried by the following vote:

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

Against: 0

4. Hold a public hearing and consider a recommendation to the City Council regarding text amendments to the San Marcos Development Code to address recommendations from the Alcohol Conditional Use Permit Committee, the Housing Task Force, the Historic Preservation Commission, and recommendations from City staff concerning application processing and requirements, block perimeter standards, Certificate of Appropriateness appeals, Concept Plat applicability, right-of-way dimensional standards, building type definitions, Neighborhood Density District zoning regulations, Character District zoning regulations, a new Special Events Facility use, multifamily parking standards, accessory dwelling units, neighborhood transitions, durable building materials, detention and water quality requirements for plats of four residential

lots or less, detention requirements outside the Urban Stormwater Management District, delineation of water quality and buffer zones, channel design for water quality zone reclamation, sensitive geologic feature protection zones, geological assessment waivers, and Qualified Watershed Protection Plan applicability, and adoption of Appendix Q of the International Residential Code (S. Caldwell)

Chair Gleason opened the Public Hearing.

Greg Schwarz, Senior Engineer, gave an overview of the request.

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

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

Betsy Robertson provided a written comment that was read aloud. She provided comments on several section of the proposed Code Amendments related to increasing ETJ max block perimeter, adding ND-3.2 zoning, C across from established limited to 1-story, changing by right to CUP and ADU and Adding CD 2.3.

Sarah Simpson, 407 S. Stagecoach Trl., San Marcos, TX provided a written comment that was read aloud. She asked the Commission to postpone or remove any policies related to housing and transportation that may be associated with the Comprehensive Plan and Strategic Housing Action Plan.

Chair Gleason closed the Public Hearing.

A motion was made by Chair Gleason, seconded by Commissioner Haverland, that the text amendments to the San Marcos Development Code be postponed to the next regularly scheduled meeting.

A motion was made by Chair Gleason, seconded by Commissioner Dillon, to amend his motion so that the text amendments to the San Marcos Development Code be postponed to June 9, 2020. The motion carried by the following vote:

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

Against: 0

Absent: 1 - Commissioner Kelsey

V. Question and Answer Session with Press and Public.

There were no questions from the Press or Public.

VI. Adjournment

The meeting was adjourned at 9:13 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-19-44, **Version:** 1

AGENDA CAPTION:

PC-19-44 (Mystic Canyon) Consider a request by Bill Couch, on behalf of Kali Kate Services, Inc. to approve the Preliminary Plat consisting of approximately 62.059 acres, more or less, out of the Benjamin J White and Robert H Williams Surveys. (T. Carpenter)

Meeting date: May 26, 2020

Department: Planning & Zoning Commission

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 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 property. While the developer also had the remainder of the property under contract, it was not included with the application materials for the original zoning change.

The Planning & Zoning Commission made a recommendation of approval for a zoning change for the remaining 5.217 acres. This request is scheduled for City Council first and second readings on their May 19 & June 2 meetings respectively.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends approval with the following condition:

1. Approval of this preliminary plat shall be effective with the adoption of Ord. 2020-31 approving the zoning of this development.

Plat - Preliminary	Mystic Canyon
PC-19-44	



Summary

Request:	Consideration of a Preliminary Plat with 127 single-family lots and five parkland lots.		
Applicant:	Bill E. Couch 5501 W WM Cannon Dr Austin, TX 78749	Property Owner:	Kali Kate Services, Inc. 1709 S Ridge Ln Austin, TX 78734
Parkland Required:	1.95 Acres	Utility Capacity:	By Developer
Accessed from:	Old Ranch Road 12	New Street Names:	Mystic Whispers Drive Sink Rock Valley Stonehaven Drive Blackberry Bend Coquina Pass Mystic Canyon

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:	East of the intersection of Craddock Avenue and Old Ranch Road 12		
Acreage:	62.059 Acres	PDD/DA/Other:	N/A
Existing Zoning:	SF-6	Preferred Scenario:	Existing Neighborhood
Proposed Use:	Single-Family Development		
CONA Neighborhood:	Castle Forest	Sector:	2

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

Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial	<input type="checkbox"/>
<ul style="list-style-type: none"> Approval of this preliminary plat shall be effective with the adoption of Ord. 2020-31 approving the zoning of this development. 					
Staff: Tory Carpenter, AICP, CNU-A	Title : Planner		Date: May 21, 2020		

Plat - Preliminary	Mystic Canyon
PC-19-44	



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 property. While the developer also had the remainder of the property under contract, it was not included with the application materials for the original zoning change.

The Planning & Zoning Commission made a recommendation of approval for a zoning change for the remaining 5.217 acres. This request is scheduled for City Council first and second readings on their May 19 & June 2 meetings respectively.

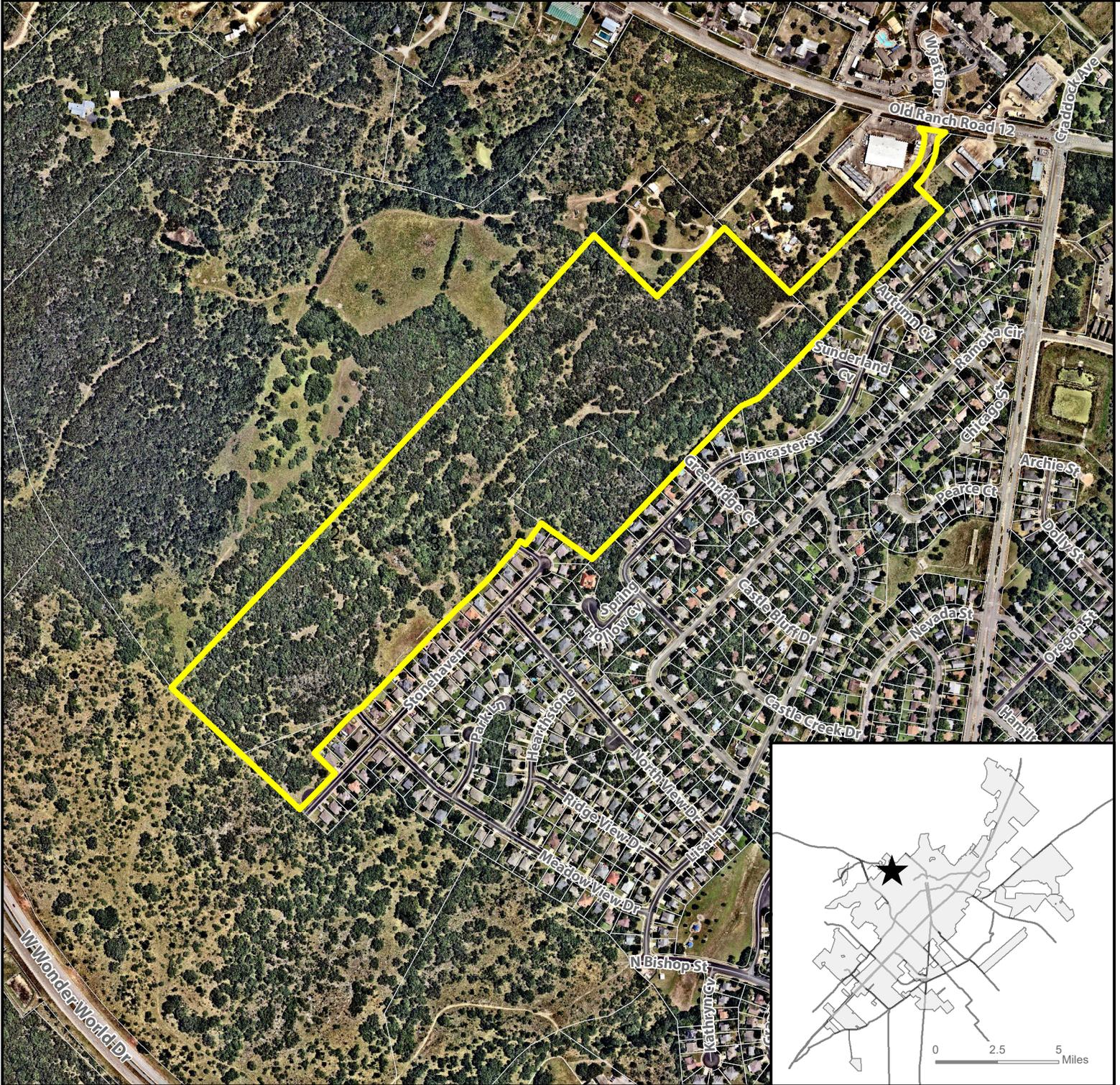
Additional Analysis

Plat - Preliminary	Mystic Canyon
PC-19-44	



Evaluation			Criteria for Approval (Sec.3.2.2.4)
Consistent	Inconsistent	Neutral	
		<u><i>N/A</i></u>	If no subdivision concept plat has been approved the criteria in Section 3.2.1.4 shall apply; <i>There is no concept plat for this property.</i>
<u><i>X</i></u>			The plat conforms to all prior approvals or phasing plans for the development;
<u><i>X</i></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><i>N/A</i></u>	The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county. <i>Type the response below in italics, if necessary</i>

PC-19-44 Mystic Canyon Preliminary Plat Aerial View



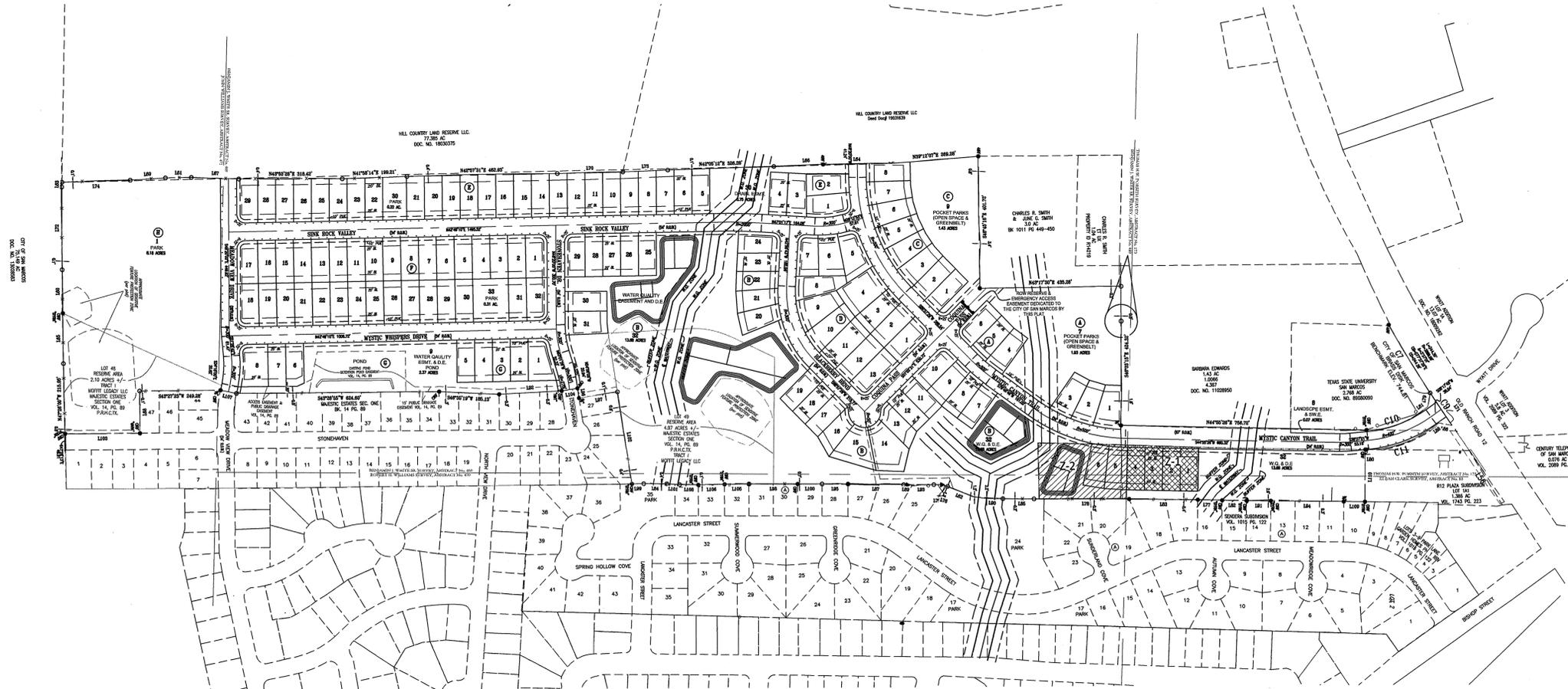
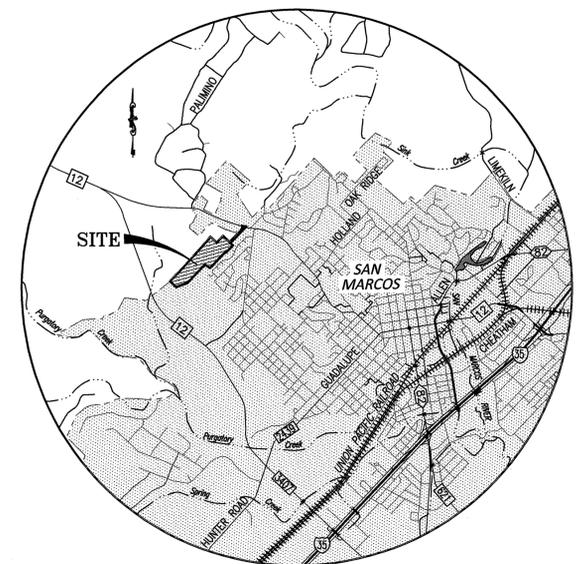
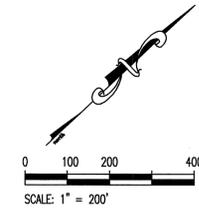
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



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: 5/11/2020

MYSTIC CANYON



SUBMITTED BY: *Charles R. Brigance Jr.*
 CARLSON, BRIGANCE & DOERING, INC. DATE: _____

STATE OF TEXAS
 COUNTY OF HAYS

I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has access to and from a dedicated roadway except as shown hereon. The legally described property IS NOT within a special flood hazard area as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map Number 14020C for HAYS County, Texas, dated 2-27-2008 508F-4-508F

Dated, this the 29 day of May, 2020.

Aaron V. Thomason
 AARON V. THOMASON, RPLS# 6214
 Carlson, Brigance & Doering, Inc.
 5501 West William Cannon
 Austin, Texas 78749
 (512)280-5160 (512)280-5165 (fax)
 aaron@cdbgeng.com



LEGEND	
17	LOT NUMBER
(A)	BLOCK NUMBER
---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING SETBACK
---	SIDEWALK
□	CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
---	W.L.E. WATER LINE EASEMENT
---	W.W.E. WASTEWATER EASEMENT
---	W.Q.E. WATER QUALITY EASEMENT
---	ELEC.E. ELECTRIC EASEMENT
---	P.U.E. PUBLIC UTILITY EASEMENT
---	L.S.E. LANDSCAPE & SIGN EASEMENT
---	D.E. DRAINAGE EASEMENT
---	A.E. ACCESS EASEMENT
---	SW.E. SIDEWALK EASEMENT

LOT TYPES:
 TOTAL NO. OF LOTS: 137
 NO. OF BLOCKS: 8
 NO. OF SINGLE FAMILY LOTS: 127
 NO. OF DRAIN. ESMT. LOTS: 1
 NO. OF WATER QUALITY ESMT. & D.E. LOTS: 2
 NO. OF PARK LOTS: 3
 NO. OF LANDSCAPE/SW.E. LOTS: 2
 NO. OF OPEN SPACE AND GREENBELT LOTS: 2

SUBMITTAL DATE: MARCH, 2020
 ACREAGE:
 62.059 ACRES

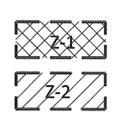
TOTAL LINEAR FOOTAGE OF STREETS: 7,563 LF

NOTE:
 ROW RESERVE & EMERGENCY ACCESS EASEMENT DEDICATED TO THE CITY OF SAN MARCOS BY THE OWNER, AT THE REQUEST OF THE CITY OF SAN MARCOS FOR EXTENSION OF THE STREET OR DRIVEWAY TO THE ADJOINING PROPERTY.

OWNER:
 KALI KATE SERVICES INC.
 4550 FM 967 BUDA, TEXAS 78610
 (512) 939-4015

ENGINEER AND SURVEYOR:
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WILLIAM CANNON DRIVE
 AUSTIN, TEXAS 78749
 PHONE: (512) 280-5160
 FAX: (512) 280-5165

DEVELOPER:
 KB HOME LONE STAR INC.
 10800 PECAN PARK BLVD. SUITE 200
 AUSTIN, TEXAS 78750
 PHONE: (512) 651-8100
 FAX: (512) 795-6181



NOTE:
 AREAS Z-1 AND Z-2 ARE APPROVED AS A PART OF THE PRELIMINARY PLAN, BUT ARE SUBJECT TO ZONING RESTRICTIONS AND DEVELOPMENT RESTRICTIONS. SITE DEVELOPMENT IS LIMITED EXCEPT AS IT APPLIES TO REQUIRED UTILITY, GRADING, DRAINAGE, AND STREET INFRASTRUCTURE. THESE AREAS CAN NOT BE DEVELOPED BEYOND INFRASTRUCTURE DEVELOPMENT, SITE GRADING AND STABILIZATION, INDIVIDUAL SF LOTS WITHIN THE AREA CANNOT BE DEVELOPED UNTIL SUCH TIME ZONING IS APPROVED.

ZONING



ENGINEERS CERTIFICATION
 THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF SAN MARCOS CODES.
 WITNESS MY HAND THIS 7th DAY OF May, 2020
Charles R. Brigance Jr.
 CHARLES R. BRIGANCE JR. P.E. NO. 64346

FILE PATH: \\A:\ACED\5130\Draw\5130 - PRELIMINARY PLAN.dwg - May 08, 2020 - 8:34am

Carlson, Brigance & Doering, Inc.
 FIRM ID: #E7971
 Civil Engineering: 5501 West William Cannon, Austin, Texas 78749, Phone No. (512) 280-5160, Fax No. (512) 280-5165
 Surveying: 5501 West William Cannon, Austin, Texas 78749, Phone No. (512) 280-5160, Fax No. (512) 280-5165

PRELIMINARY PLAN 200 SCALE
 DESIGNED BY: CDB
 DRAFTED BY: JSL
 DATE: NOVEMBER 2019

MYSTIC CANYON PRELIMINARY PLAN
 SHEET 1 OF 4

BLOCK A	
LOT	AREA
1	8356.8
2	7762.1
3	8156.4
4	7494.9
5	9302.7
6	7458.6
7	8048.4
8	7895.9
9	8673.3

BLOCK C	
LOT	AREA
1	8673.3
2	7452.4
3	8102.9
4	8484.5
5	8511.6
6	8512.2
7	8509.8
8	7294.4

BLOCK F	
LOT	AREA
1	7594.0
2	6779.8
3	6777.6
4	6775.4
5	6773.2
6	6771.0
7	6768.9
8	6766.7
9	6764.5
10	6762.3
11	6760.1
12	6757.9
13	6755.8
14	7605.0
15	7624.7
16	6775.4
17	6773.2
18	6771.0
19	6768.8
20	6766.6
21	6764.5
22	6762.3
23	6760.1
24	6757.9
25	6755.4
26	7564.3

BLOCK B	
LOT	AREA
1	7532.2
2	7532.2
3	7532.2
4	7532.2
5	7452.5
6	7452.5
7	7449.2
8	7989.6
9	7688.5
10	8479.0
11	7040.0
12	7092.4
13	10489.8
14	13130.8
15	11140.8
16	7462.3
17	7040.0
18	7040.0
19	7036.1
20	7805.7
21	7805.7
22	7377.3
23	7040.0
24	7984.8
25	6765.6
26	6765.6
27	6765.6
28	6765.6
29	6765.6
30	6765.6
31	6765.6
32	7616.8
33	7691.2
34	9028.2

BLOCK D	
LOT	AREA
1	9078.8
2	8130.0
3	8588.9
4	12262.2
5	13073.6
6	9339.5
7	10035.1
8	10470.8
9	12095.9
10	10231.9
11	10717.1
12	9189.4
13	10269.9

BLOCK E	
LOT	AREA
1	9089.8
2	7804.8
3	7520.2
4	7038.3
5	7715.8
6	7671.6
7	7627.5
8	7572.5
9	7484.7
10	7380.3
11	7342.1
12	7323.5
13	7304.3
14	7287.2
15	7285.8
16	7287.6
17	7289.5
18	7291.4
19	7293.3
20	7295.1
21	7297.0
22	7298.9
23	7206.6
24	7156.3
25	7133.1
26	7180.5
27	7156.7

BLOCK G	
LOT	AREA
1	9228.5
2	6867.0
3	6827.7
4	6788.4
5	6749.2
6	6875.6
7	6852.2
8	9321.2

BLOCK H	
LOT	AREA
1	9187.1
2	9192.3
3	9197.5
4	9202.7
5	9207.8
6	9213.0

PRELIMINARY PLAT NOTES:

1. THIS PRELIMINARY PLAT IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF SAN MARCOS.
2. THIS PROJECT IS LOCATED IN THE PURGATORY CREEK WATERSHED.
3. THIS PRELIMINARY PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
4. THIS PRELIMINARY PLAT IS LOCATED WITHIN THE BOUNDARY OF THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
5. TOPOGRAPHICAL INFORMATION TAKEN FROM AN AERIAL SURVEY.
6. THERE ARE NO IDENTIFIED FLOOD HAZARD AREAS IN THIS PROJECT ACCORDING TO FLOOD INSURANCE RATE MAP NUMBERS 48209C0388F AND 48209C0389F HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005.
7. PUBLIC SIDEWALKS BUILT TO THE CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS.
8. STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OR RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 3.53 ACRES AND A VOLUME OF APPROXIMATELY 8.93 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
9. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORMWATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN MARCOS OR APPLICABLE COUNTY IN THE ETJ.

LINEAR FOOTAGE OF RIGHT-OF-WAY

MYSTIC CANYON TRAIL (LOCAL STREET)	54' R.O.W.	2,262'	2,804 AC.
SINK ROCK VALLEY (LOCAL STREET)	54' R.O.W.	1,957'	2,219 AC.
COQUINA PASS (LOCAL STREET)	54' R.O.W.	531'	0,658 AC.
BLACKBERRY BEND (LOCAL STREET)	54' R.O.W.	653'	0,829 AC.
MYSTIC WHISPERS DRIVE (LOCAL STREET)	54' R.O.W.	1,007'	1,224 AC.
STONEHAVEN (LOCAL STREET)	54' R.O.W.	504'	0,621 AC.
MEADOW VIEW DRIVE (LOCAL STREET)	54' R.O.W.	649'	0,295 AC.
TOTALS		7,563'	9,220 AC.

LEGAL DESCRIPTION:

61.797 ACRE TRACT OF LAND OUT OF THE THOMAS H.W. FORSITH SURVEY, ABSTRACT NUMBER 173, THE ELIJAH CLARK SURVEY, ABSTRACT NUMBER 83, THE ROBERT H WILLIAMS SURVEY, ABSTRACT NUMBER 470, THE BENJAMIN J. WHITE SR. SURVEY, ABSTRACT NUMBER 469, AND THE JOHN WILLIAMS SURVEY, ABSTRACT NUMBER 471, SITUATED IN HAYS COUNTY, TEXAS, BEING COMPRISED OF ALL OF A CALLED 56.6098 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO KALI KATE SERVICES, INC. IN INSTRUMENT NUMBER 20000174, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, ALL OF THAT CALLED 1.00 ACRE TRACT OF LAND (TRACT 3) CONVEYED TO KALI KATE SERVICES, INC. IN INSTRUMENT NUMBER 20000174, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, A PORTION OF LOT 1, R12 PLAZA SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 4, PAGE 264, PLAT RECORDS, HAYS COUNTY, TEXAS, TRACT, AND ALL OF THAT CALLED 0.224 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO KALI KATE SERVICES, INC. IN INSTRUMENT NUMBER 20000174, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAVE AND EXCEPT THAT 0.031 ACRE PORTION (TRACT 3) CONVEYED TO ALL J. INVESTMENTS IN VOLUME 1743, PAGE 223, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

SURVEY: THOMAS H.W. FORSITH SURVEY, ABSTRACT NUMBER 173, THE ELIJAH CLARK SURVEY, ABSTRACT NUMBER 83, THE ROBERT H WILLIAMS SURVEY, ABSTRACT NUMBER 470, THE BENJAMIN J. WHITE SR. SURVEY, ABSTRACT NUMBER 469, AND THE JOHN WILLIAMS SURVEY, ABSTRACT NUMBER 471 F.E.M.A. MAP NO. 48209C0388F AND 48209C0389F HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005

Line Table		
Line #	Length	Direction
L1	98.50	S55°48'32"W
L2	47.71	S19°45'30"W
L3	74.98	S44°42'57"W
L4	74.92	S45°16'00"W
L5	95.26	S44°16'23"W
L6	87.93	S47°06'21"W
L7	89.73	S66°15'30"W
L8	18.00	S60°29'47"W
L9	25.21	S45°19'39"W
L10	78.82	S43°15'02"W
L11	13.97	S46°58'06"W
L12	80.11	S43°56'33"W
L13	75.16	S43°52'45"W
L14	75.03	S43°17'49"W
L15	80.96	S42°32'01"W
L16	57.66	S44°39'05"W
L17	39.25	S47°29'55"W
L18	71.68	S44°15'53"W

Line Table		
Line #	Length	Direction
L19	36.15	S42°39'30"W
L20	120.33	S34°48'42"W
L21	30.16	N54°57'30"W
L22	49.82	S34°44'17"W
L23	49.67	S55°42'00"W
L24	14.28	N42°45'57"W
L25	108.62	N40°23'55"E
L26	80.16	N43°11'45"E
L27	138.91	N41°09'20"E
L28	151.63	N41°13'32"E
L29	209.81	N42°56'35"E
L30	36.49	N08°21'13"E
L31	42.88	N36°00'29"W
L32	40.63	S81°15'08"E
L33	73.04	S80°16'22"E
L34	190.71	S80°34'43"E
L35	98.43	S09°25'17"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	169.93	270.00	N26°24'25"E	167.14	87.89	36°03'37"
C2	100.25	3869.99	S80°10'37"E	100.25	50.13	1°29'03"
C3	244.30	3869.99	S77°37'35"E	244.26	122.19	3°37'01"



FILE PATH: \\A:\CADD\5130\Drawn\5130 - PRELIMINARY PLAN.dwg - Mon, 08, 2020 - 8:34am

PRELIMINARY PLAN GENERAL NOTES

DATE: NOVEMBER 2019

SHEET: MYSTIC CANYON PRELIMINARY PLAN

DRAFTED BY: JSL

DESIGNED BY: CRB

JOB NAME: MYSTIC CANYON PRELIMINARY PLAN

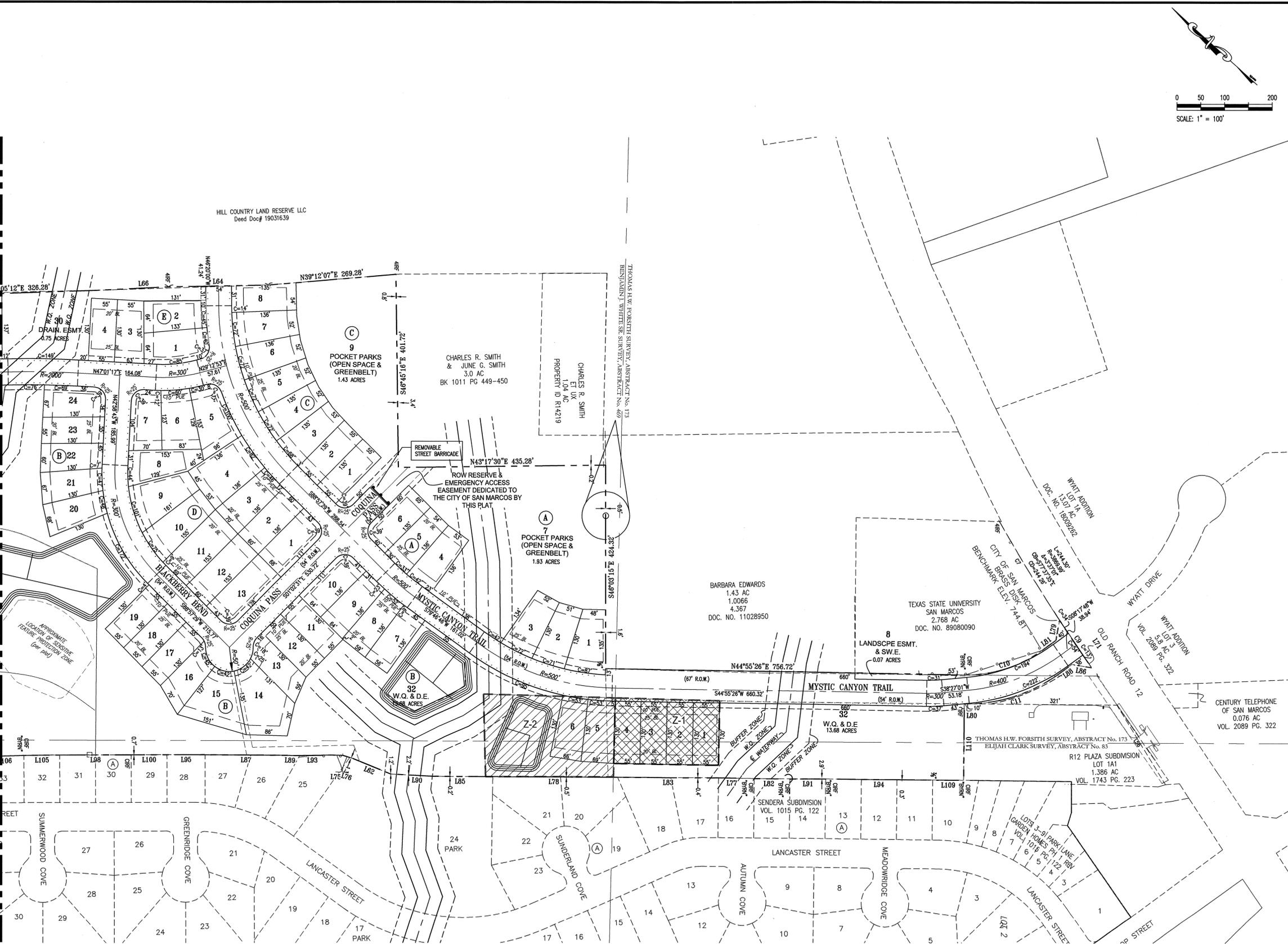
PROJECT: PRELIMINARY PLAN

JOB NUMBER: 5130

SHEET: 2 OF 4

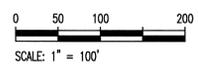
Carlson, Brigrance & Doering, Inc.
FINAL ID: #E7791
 Civil Engineering
 5501 West William Cannon
 Austin, Texas 78749
 Phone No. (512) 269-5100
 Fax No. (512) 269-5105

MATCH LINE "A" (SEE SHEET 4 OF 4)



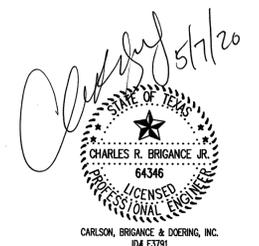
LEGEND

17	LOT NUMBER
(A)	BLOCK NUMBER
---	PROPERTY LINE
- - - -	EASEMENT LINE
---	BUILDING SETBACK
---	SIDEWALK
○	CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON ROD FOUND
○	IRON ROD SET
○	WATER LINE EASEMENT
○	W.W.E.
○	W.Q.E.
○	ELEC.E.
○	P.U.E.
○	L.S.E.
○	D.E.
○	A.E.
○	S.W.E.
○	WASTEWATER EASEMENT
○	WATER QUALITY EASEMENT
○	ELECTRIC EASEMENT
○	PUBLIC UTILITY EASEMENT
○	LANDSCAPE & SIGN EASEMENT
○	DRAINAGE EASEMENT
○	ACCESS EASEMENT
○	SIDEWALK EASEMENT



ZONING

NOTE:
 AREAS Z-1 AND Z-2 ARE APPROVED AS A PART OF THE PRELIMINARY PLAN, BUT ARE SUBJECT TO ZONING RESTRICTIONS AND DEVELOPMENT RESTRICTIONS. SITE DEVELOPMENT IS LIMITED EXCEPT AS IT APPLIES TO REQUIRED UTILITY, GRADING, DRAINAGE, AND STREET INFRASTRUCTURE. THESE AREAS CAN NOT BE DEVELOPED BEYOND INFRASTRUCTURE DEVELOPMENT, SITE GRADING AND STABILIZATION, INDIVIDUAL SF LOTS WITHIN THE AREA CANNOT BE DEVELOPED UNTIL SUCH TIME ZONING IS APPROVED.

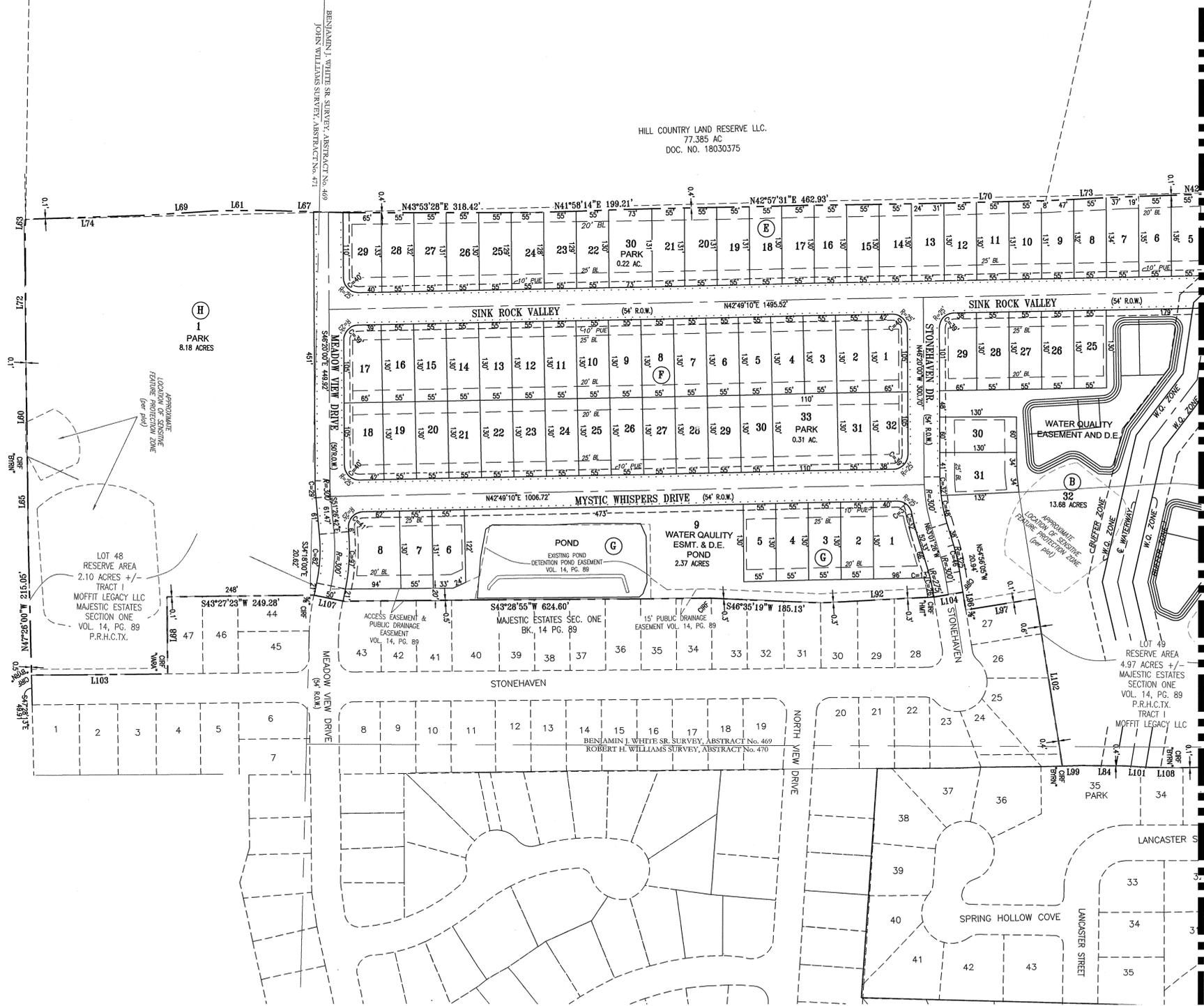


Carlson, Brigrance & Doering, Inc.
 Surveying
 Civil Engineering
 5501 West William Cannon
 Austin, Texas 78749
 Phone No. (512) 286-5160
 Fax No. (512) 286-5165

SHEET	PRELIMINARY PLAN 100 SCALE (1 OF 2)
DESIGNED BY:	CRB
DRAWN BY:	JSL
DATE	NOVEMBER 2019

PROJECT	MYSTIC CANYON PRELIMINARY PLAN
JOB NUMBER	5130

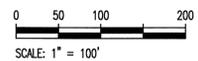
CITY OF SAN MARCOS
75,149 AC
DOC. NO. 13028833



MATCH LINE "A" (SEE SHEET 3 OF 4)

LEGEND

17	LOT NUMBER
(A)	BLOCK NUMBER
---	PROPERTY LINE
- - - -	EASEMENT LINE
---	BUILDING SETBACK
---	SIDEWALK
⊙	CONCRETE MONUMENT SET
⊙	IRON PIPE FOUND
⊙	IRON ROD FOUND
⊙	IRON ROD SET
○	WATER LINE EASEMENT
○	W.W.E. WASTEWATER EASEMENT
○	W.Q.E. WATER QUALITY EASEMENT
○	ELEC.E. ELECTRIC EASEMENT
○	P.U.E. PUBLIC UTILITY EASEMENT
○	L.S.E. LANDSCAPE & SIGN EASEMENT
○	D.E. DRAINAGE EASEMENT
○	A.E. ACCESS EASEMENT
○	S.W.E. SIDEWALK EASEMENT



Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791
Civil Engineering
5501 West William Cannon
Austin, Texas 78749
Phone No. (512) 280-5160
Fax No. (512) 280-5165

SHEET	PRELIMINARY PLAN 100 SCALE (2 OF 2)	DATE	NOVEMBER 2019
DESIGNED BY:	CRB	DRAFTED BY:	JSL
JOB NAME	MYSTIC CANYON PRELIMINARY PLAN	PROJECT	PRELIMINARY PLAN
JOB NUMBER	5130	SHEET	4 OF 4

Charles R. Brigrance
5/17/20

CARLSON, BRIGRANCE & DOERING, INC.
D# F3791

PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION

Updated: October, 2018

Case # PC-____-____-____



CONTACT INFORMATION

Applicant's Name	Bill E. Couch	Property Owner	Legend Development, Inc.
Applicant's Mailing Address	5501 W. Wm Cannon Dr. Austin, TX 78749	Owner's Mailing Address	1709 S. Ridge Ln. Austin, TX 78734-1236
Applicant's Phone #	(512) 280-5160	Owner's Phone #	979-299-5000
Applicant's Email	bill@cbdeng.com	Owner's Email	moffitt75@gmail.com

PROPERTY INFORMATION

Proposed Subdivision Name: Mystic Canyon

Subject Property Address or General Location: 1715 Old San Antonio Dr.

Acres: 62.059 Tax ID #: R Multiple Tracts (See Tax Certificates)

Located in: City Limits Extraterritorial Jurisdiction (County) _____

DESCRIPTION OF REQUEST

Type of Plat: Preliminary Subdivision Plat Replat Concept Plat

Proposed Number of Lots: 139 Proposed Land Use: SF 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 \$100 per acre Technology Fee \$12 **MAXIMUM COST \$2,512***

**Maximum Cost does not reflect specific / additional fees, as may be required for other plan review*

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

APPLY ONLINE - WWW.MYGOVERNMENTONLINE.ORG/

SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

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

Signature of Applicant:  Date: 7-16-19

Printed Name: Bill E. Couch

WAIVER TO 30-DAY STATUTORY REQUIREMENT

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

Signature of Applicant:  Date: 7-16-19

Printed Name: Bill E. Couch

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.



CHECKLIST FOR PRELIMINARY SUBDIVISION / DEVELOPMENT PLAT, REPLAT OR CONCEPT PLAT

The following items are requested for consideration of this application. These and additional items may be required at the request of the Department		Comments
<input type="checkbox"/>	Pre-application conference with staff is recommended Please call 512-393-8230 to schedule	
<input checked="" type="checkbox"/>	Completed Application for Preliminary Subdivision, Replat or Concept Plat	
<input checked="" type="checkbox"/>	Proof of record of ownership	<i>Recorded deed</i>
<input checked="" type="checkbox"/>	Tax Receipt indicating that taxes were paid prior to January 31 st of the current year. (Tax Certificates required prior to recordation)	Showing no taxes owed
<input type="checkbox"/>	Names and addresses of property lien-holders (if applicable)	NA
<input checked="" type="checkbox"/>	Watershed Protection Plan (must be approved prior to plat approval)	may be submitted concurrently
<input checked="" type="checkbox"/>	Traffic Impact Analysis Worksheet	
<input type="checkbox"/>	Public Improvement Construction Plan (must be approved prior to plat approval)	may be submitted concurrently
<input checked="" type="checkbox"/>	Utility Service Acknowledgements (see following pages)	PEC pending
<input checked="" type="checkbox"/>	Notification Authorization	
<input checked="" type="checkbox"/>	Property Owner Authorization	To buyers I represent
<input checked="" type="checkbox"/>	Application Filing Fee \$1,030 + \$50 per acre (\$2,500 max) Technology Fee \$12 Specific & Additional Fees as noted below	
<input type="checkbox"/>	CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	
<input type="checkbox"/>	For Concept Plats: <ul style="list-style-type: none"> • Residential compatibility site plan, where applicable with an additional fee of \$85 • Cluster development plan, where applicable with additional fee of \$29 per acre (\$100 min / \$1,500 max) 	NA
<input type="checkbox"/>	For Replats with or without Vacation of Previously Recorded Plat: <ul style="list-style-type: none"> • Detailed description of the purposes and circumstances that warrant change of the recorded plat identifying all lots, easements or improvements affected by the proposed change • With Vacation of Previously Recorded Plat fee of \$173 • Replats which are not approved administratively have a maximum fee of \$3,000 	NA

Subdivision plat with the following: (not required for Concept Plat)

- Minimum scale 1" = 200'
- Final layout prepared by a registered engineer or surveyor
- Vicinity map
- Scale and north arrow for plat and location map.
- Boundary lines, abstract/survey lines, corporate/ jurisdiction boundaries
- Location, dimension, name and description of all existing/recorded streets, alleys, reservations, easements, railroad rights of way, etc. within, intersecting or contiguous with subdivision.
- Location, dimension, name and description of all proposed streets, alleys, reservations, easements, proposed ROW's within subdivision, intersecting or contiguous with boundaries for forming boundaries.
- List of proposed street names for all new streets, for City approval.
- Bearings and distances sufficient to locate the exact area proposed.
- All survey monuments including any required concrete monuments.
- The length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves (may be placed in a table).
- Accurate reference ties via courses and distances to at least one recognized abstract or survey corner, or existing subdivision corner.
- Accurate reference tie to City of San Marcos Benchmark. Control point data is located at the following link: <http://www.ci.san-marcos.tx.us/modules/showdocument.aspx?documentid=4784>
- Name, location & recording info of all adjacent subdivisions or owners.
- Location of all existing property lines, lot/block numbers & date recorded parks, public areas, and easements of record with recording information.
- Proposed arrangement and square footage of lots and proposed use.
- Sites to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities and amenities if applicable.
- Copies of proposed deed restrictions or covenants for any proposed access, maintenance or private easements.
- A note declaring sidewalks are required.
- A note stating whether or not the subdivision falls within the 100-year floodplain and if so, the engineer's statement of the minimum permissible floor elevation.
- Notes declaring whether the land falls within designated watersheds, Edward's Aquifer Zones and/or San Marcos River Corridor.
- Standard legend for interpretation of points and lines.
- Title block: name of subdivision; contact information for owner/s and land planner, licensed engineer, or RPLS; scale; date of preparation; north arrow; & location of property according to abstract/survey records
- Preamble (aka Owner's Acknowledgement and Dedication) with owner(s) name(s) and title(s), acreage of area to be platted as described in Public Records, and proposed subdivision name.
- Owner(s) signature block with notary block.
- Certificate of approval by the Planning and Zoning Commission with signature lines for the Chair, Director of Development Services, Director of CIP and Engineering, and Recording Secretary.
- Surveyor statement and signature block with seal.
- Engineer statement and signature block. Required for all plats where new streets are being proposed or there is floodplain as per FEMA or other drainage easements required on or off site of the property.
- Certificate of recording block for County Clerk.



****San Marcos Development Code Section 2.3.1.1(C): "Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete..."**

**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: 

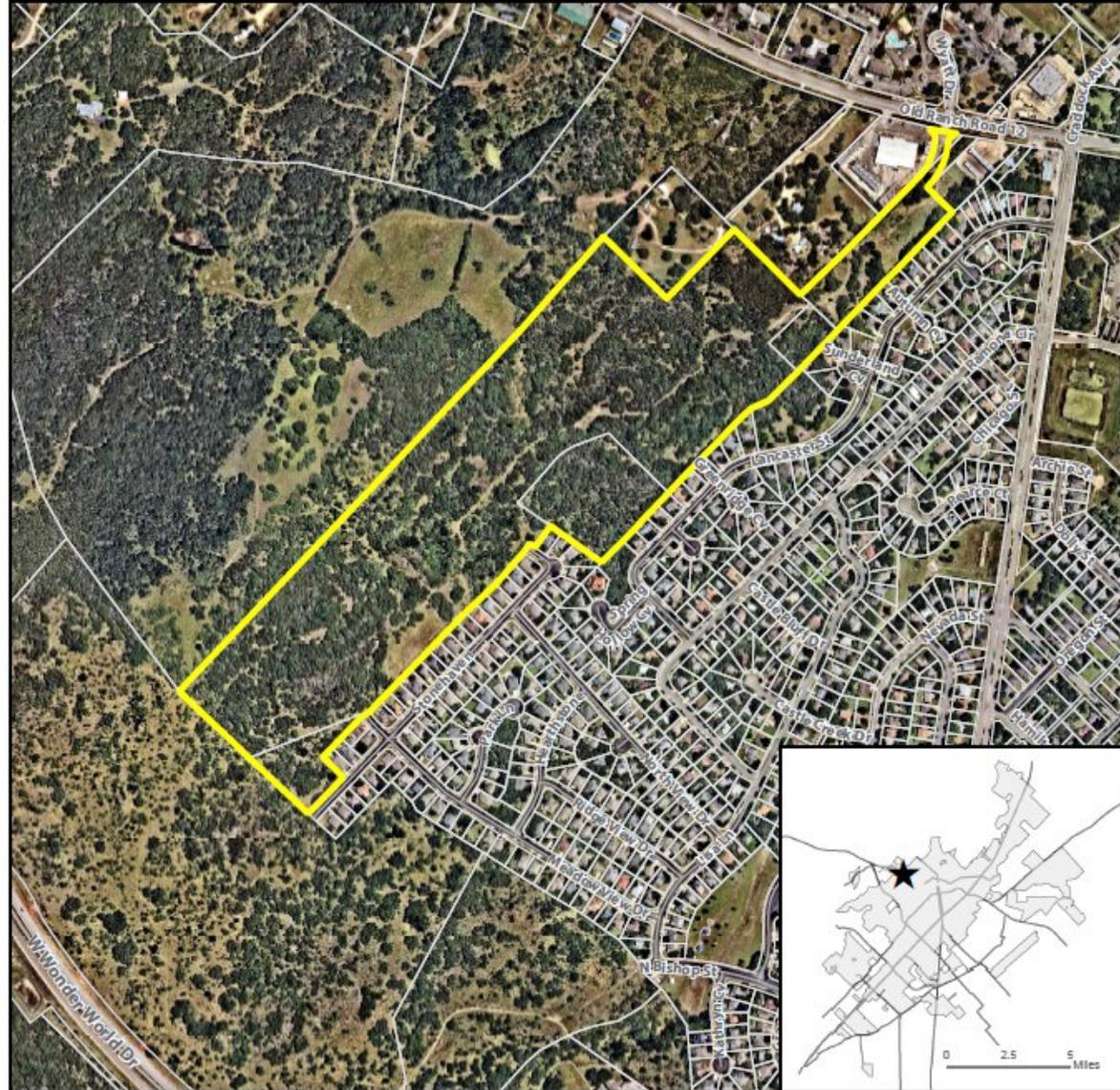
Date: 7-16-19

Print Name: Bill E. Couch

PC-19-44 (Mystic Canyon)

Consider a request by Bill Couch, on behalf of Kali Kate Services, Inc. to approve the Preliminary Plat consisting of approximately 62.059 acres, more or less, out of the Benjamin J White and Robert H Williams Surveys. (T. Carpenter)

- +/- 62.059 Acres
- 127 single-family lots
- 5 parkland lots



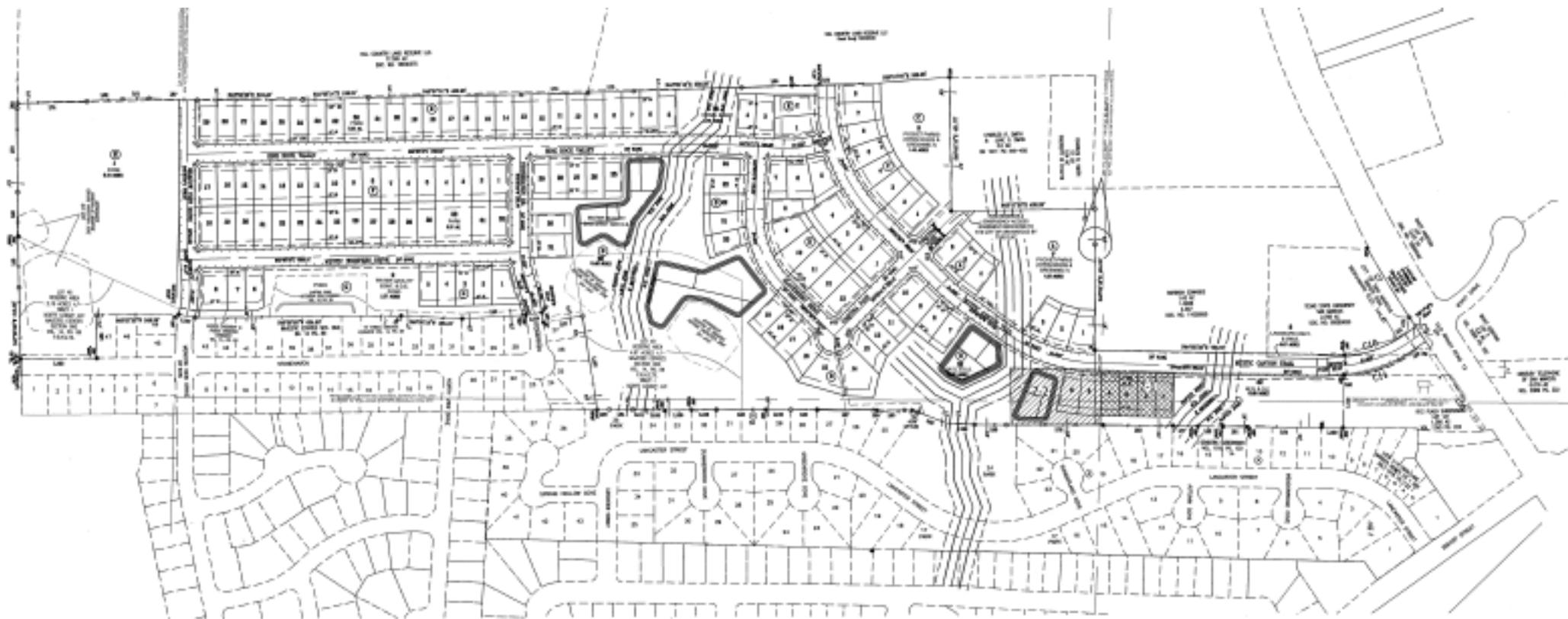
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



0 312.5 625 1,250 Feet

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

Map Date: 5/11/2020



Recommendation:

Staff has reviewed the request and determined the request complies with the San Marcos Development Code and recommends **approval** of PC-19-44 as submitted.



Legislation Text

File #: PC-20-11, **Version:** 1

AGENDA CAPTION:

PC-20-11 (Paso Robles Phase 4B Section 1) Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC to approve the Final Plat consisting of approximately 23.7 acres, more or less, out of the John Williams Survey. (T. Carpenter)

Meeting date: May 26, 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:

Click or tap here to enter text.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends approval of the request.

Plat - Final	Paso Robles
PC-20-11	Phase 4B Section 1



Summary

Request:	Consideration of a Final Plat with 75 single-family lots.		
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:	Skipping Cedar Street	New Street Names:	Dancing Paintbrush Cove Calming Agave Cove Soaring Bluestem Cove Blushing Aster Drive

Notification

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

Property Description

Location:	Intersection of Skipping Cedar Street & Leaping Holly Street		
Acreage:	23.7 acres	PDD/DA/Other:	Ord. # 2010-59
Existing Zoning:	Mixed Use "MU"	Preferred Scenario:	Low Intensity
Proposed Use:	Single Family		
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: May 21, 2020

Plat - Final	Paso Robles Phase 4B Section 1
PC-20-11	

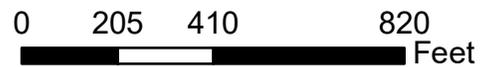


Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply; <i>A Preliminary plat has been approved.</i>
<u>X</u>			The final subdivision plat or final development 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. The property is not located in the ETJ.

PC-20-11 Final Plat Paso Robles Phase 4B Sec 1 Aerial View



-  Subject Property
-  Parcel
-  City Limit

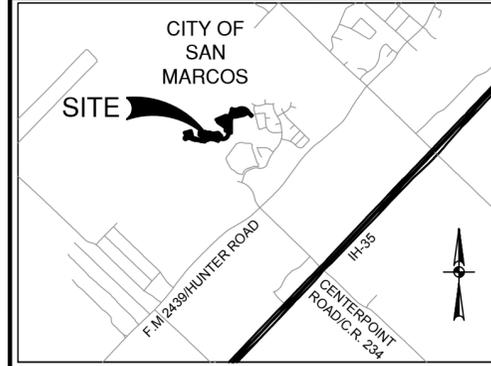


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

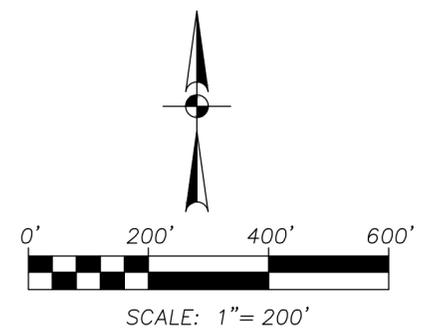
Map Date: 5/11/2020

FINAL PLAT OF PASO ROBLES, PHASE 4B-1

A 23.671 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 82.835 ACRE TRACT RECORDED IN VOLUME 3571, PAGE 588 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 160.033 ACRE TRACT RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 301.926 ACRES SAVE AND EXCEPT 5.036 ACRES RECORDED IN VOLUME 3390, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF A CALLED 465.867 ACRE TRACT RECORDED IN VOLUME 3122, PAGE 356 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 287 AND THE I. LOWE SURVEY NO. 2, ABSTRACT NO. 287, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE



OWNER: CARMA PASO ROBLES, LLC
11501 ALTERRA PARKWAY, SUITE 100
AUSTIN, TX 78759
512-391-1330 P
512-391-1333 F

ACREAGE: 23.671 ACRES
PRIVATE STREET LOT: 6.976 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE WITH A COMBINED SCALE FACTOR OF 1.00013.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
5. THE EASEMENTS CREATED BY SEPARATE INSTRUMENT AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENTS.

NUMBER OF BLOCKS: 6

SUBMITTAL DATE: FEBRUARY 5, 2020

NUMBER OF LOTS BY TYPE:

PRIVATE STREET LOT:	2
SINGLE FAMILY LOTS:	75
NEIGHBORHOOD COMMERCIAL LOTS:	1
OPEN SPACE LOTS:	3

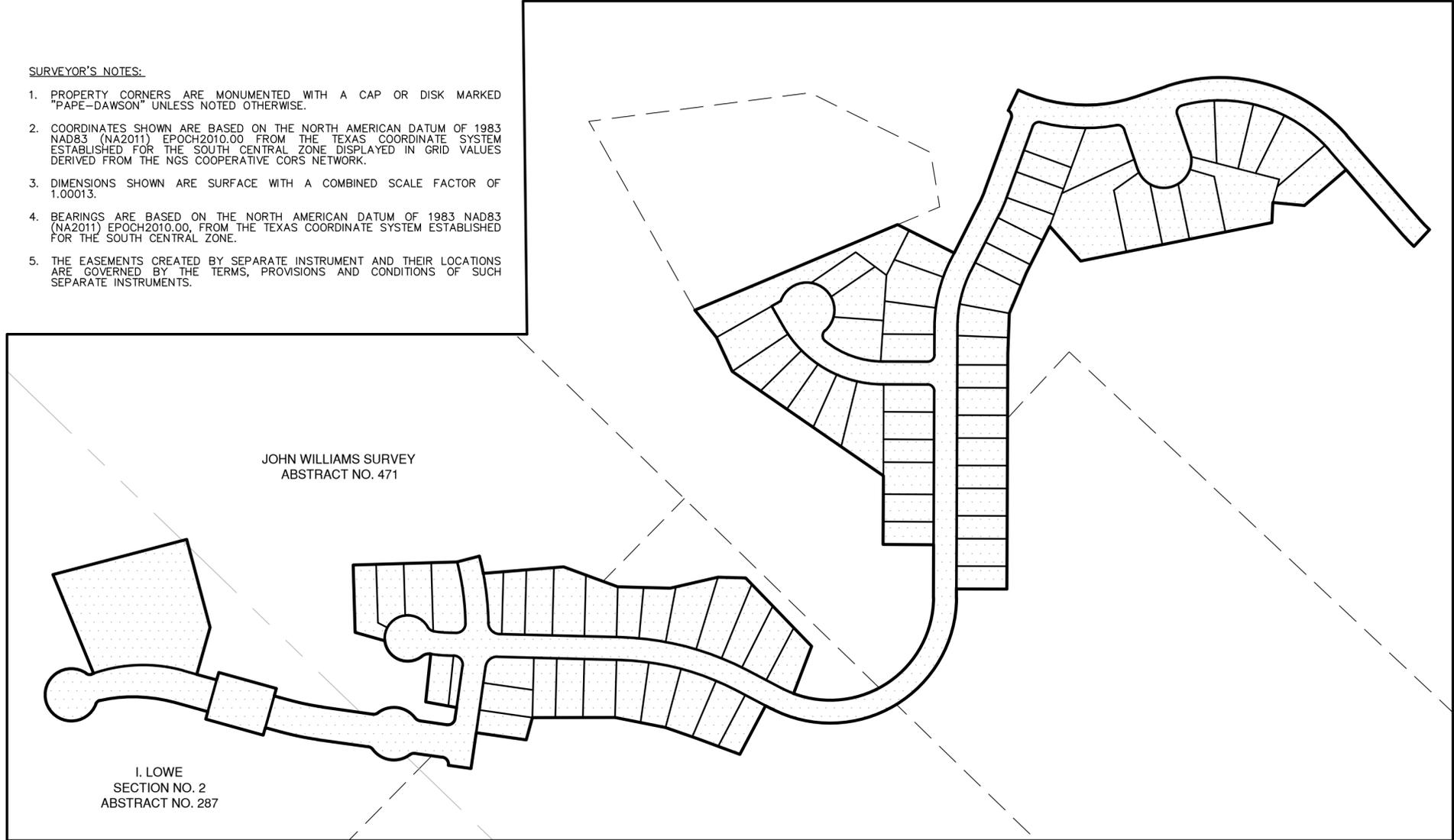
LINEAR FEET OF NEW STREETS:

CALMING AGAVE WAY:	2448'
SKIPPING CEDAR STREET:	1033'
CHARMING REDBUD LANE:	459'
DARING PAINTBRUSH COVE:	410'
BLUSHING ASTER DRIVE:	799'
SOARING BLUESTEM COVE:	126'
W. CENTERPOINT ROAD:	106'

BENCHMARK DESCRIPTION AND ELEVATION:

BENCHMARK 100
CHISELED SQUARE ON CURB INLET
NAD 83 GRID COORDINATES
N: 13854025.9
E: 2288196.3
ELEVATION 709.06' (NAVD 1988) GEOID 12A

BENCHMARK 101
CHISELED SQUARE ON CONCRETE DRAINAGE STRUCTURE
NAD 83 GRID COORDINATES
N: 13854108.7
E: 2289351.8
ELEVATION: 692.49' (NAVD 1988) GEOID 12A



SUBDIVISION NOTES:

1. THIS PLAT (AND LOTS THEREIN) IS SUBJECT TO THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE #2010-59, APPROVED OCTOBER 5, 2010.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PASO ROBLES PDD, OR AS APPROVED BY THE CITY OF SAN MARCOS.
3. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER TRANSITION ZONE.
4. EASEMENTS NOT WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.
5. ALL PROPERTY OWNERS FRONTING ONTO A PRIVATE STREET WILL BE ASSESSED ADDITIONAL HOA FEES FOR STREET MAINTENANCE AND REPAIRS.
6. NO PORTION OF THIS TRACT IS ENCRONCHED BY SPECIAL FLOOD HAZARD AREA "AE", DEFINED AS AREAS SUBJECT TO THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48209C0478F EFFECTIVE DATE SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS.
7. LOT 48, BLOCK C, LOT 1, BLOCK G, AND LOT 1, BLOCK H SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

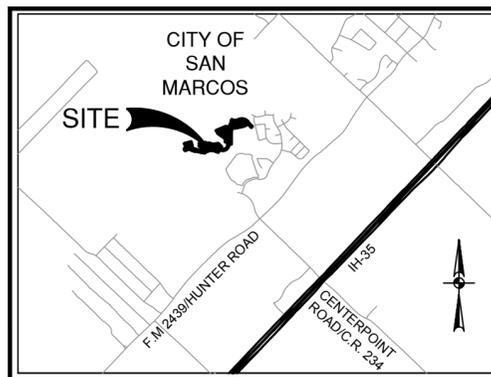
8. LOT 1, BLOCK F, AND LOT 1, BLOCK L IS DEDICATED AS AN ACCESS AND CITY OF SAN MARCOS DRAINAGE, WATER, AND WASTEWATER UTILITY EASEMENT FOR PRIVATE STREETS AND MAY BE USED FOR UTILITIES. THE USE OF THIS LOT BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.
9. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHTS-OF-WAY AND PRIVATE STREET LOTS.
10. USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.
11. THE FOLLOWING CORNER LOTS HAVE DESIGNATED SIDE FRONTAGE AS SHOWN ON THE TABLE BELOW:

BLOCK	LOT	SIDE CORNER FRONTAGE
A	18	SKIPPING CEDAR STREET
A	19	SKIPPING CEDAR STREET
A	25	SOARING BLUESTEM COVE
C	44	DARING PAINTBRUSH COVE
C	45	DARING PAINTBRUSH COVE
C	55	DARING PAINTBRUSH COVE
F	4	CALMING AGAVE WAY
G	6	CHARMING REDBUD LANE

LOT SUMMARY			
LOT	USAGE TYPE	NO. OF LOTS	AREA (AC.)
LOT 1, BLOCK G; LOT 1, BLOCK H; LOT 48, BLOCK C	OPEN SPACE	3	0.718 ACRES
LOT 2, BLOCK L	NEIGHBORHOOD COMMERCIAL	1	1.620 ACRES
LOTS 1-29, BLOCK A; LOTS 41-47 & 49-60, BLOCK C; LOTS 2-12, BLOCK H; LOTS 2-12, BLOCK F; LOTS 2-6, BLOCK G	SINGLE FAMILY	75	14.041 ACRES
LOT 1, BLOCK L; LOT 1, BLOCK F	PRIVATE STREETS	2	6.976 ACRES
-	R.O.W.	-	0.316 ACRES
TOTAL:		81	23.671 ACRES



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

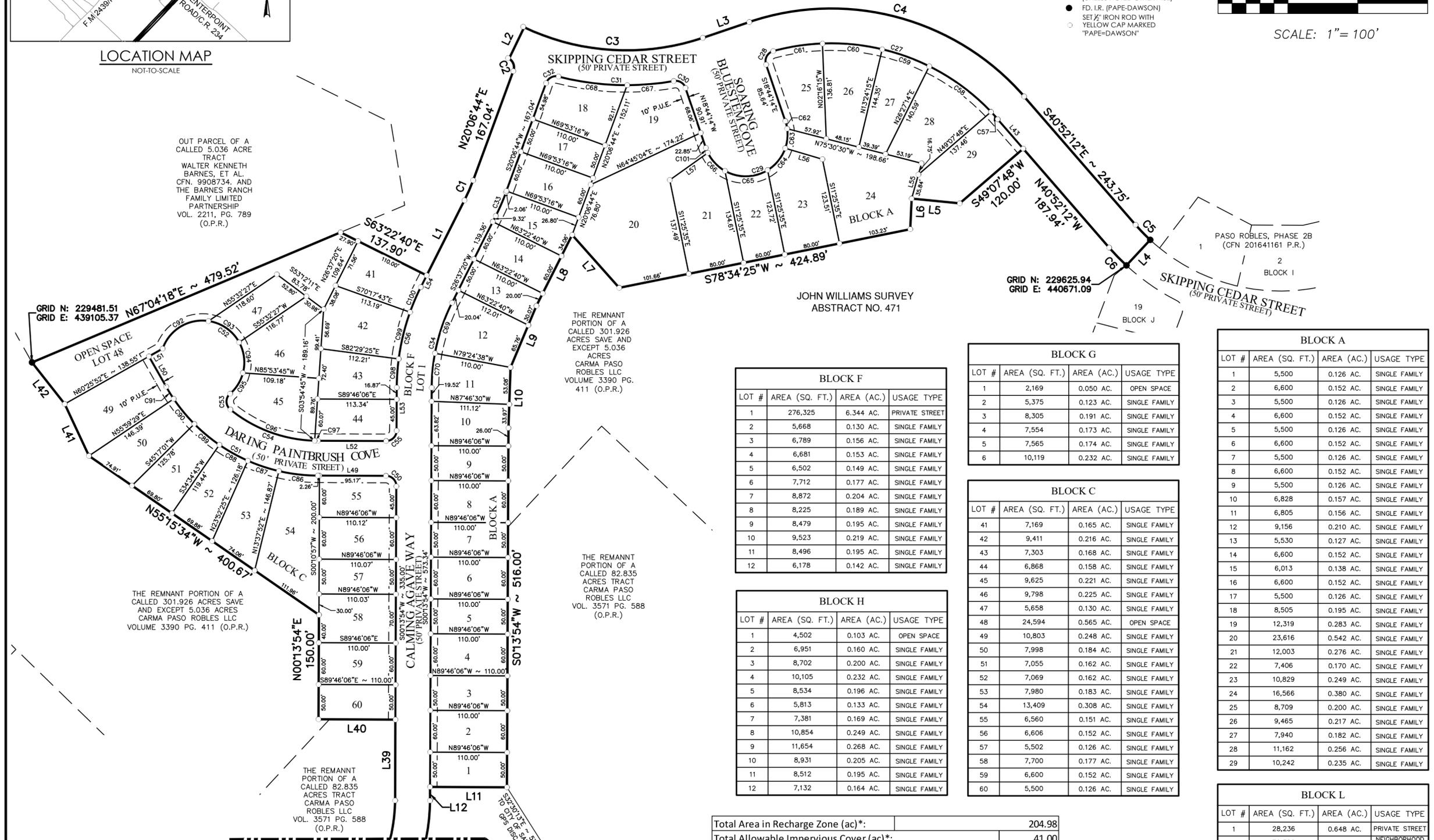
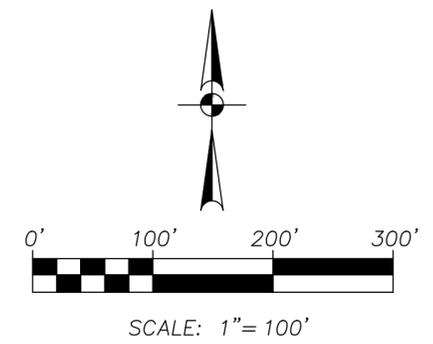


LOCATION MAP
NOT-TO-SCALE

FINAL PLAT OF PASO ROBLES, PHASE 4B-1

A 23.671 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 82.835 ACRE TRACT RECORDED IN VOLUME 3571, PAGE 588 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 180.033 ACRE TRACT RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 301.926 ACRES SAVE AND EXCEPT 5.036 ACRES RECORDED IN VOLUME 3390, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF A CALLED 465.867 ACRE TRACT RECORDED IN VOLUME 3122, PAGE 356 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 287 AND THE I. LOWE SURVEY NO. 2, ABSTRACT NO. 287, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

- LEGEND**
- DOC. NO. DOCUMENT NUMBER
 - O.P.R. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - P.R. PLAT RECORDS OF HAYS COUNTY, TEXAS
 - D.R. DEED RECORDS OF HAYS COUNTY, TEXAS
 - FD. I.R. FOUND IRON ROD
 - ROW RIGHT OF WAY
 - VOL. VOLUME
 - PG. PAGE
 - (PD) PAPE-DAWSON FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - FD. I.R. (PAPE-DAWSON) SET 7/8" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"



OUT PARCEL OF A CALLED 5.036 ACRE TRACT WALTER KENNETH BARNES, ET AL. CFN. 9908734, AND THE BARNES RANCH FAMILY LIMITED PARTNERSHIP VOL. 2211, PG. 789 (O.P.R.)

GRID N: 229481.51
GRID E: 439105.37

THE REMNANT PORTION OF A CALLED 301.926 ACRES SAVE AND EXCEPT 5.036 ACRES CARMA PASO ROBLES LLC VOLUME 3390 PG. 411 (O.P.R.)

THE REMNANT PORTION OF A CALLED 82.835 ACRES TRACT CARMA PASO ROBLES LLC VOL. 3571 PG. 588 (O.P.R.)

THE REMNANT PORTION OF A CALLED 301.926 ACRES SAVE AND EXCEPT 5.036 ACRES CARMA PASO ROBLES LLC VOLUME 3390 PG. 411 (O.P.R.)

THE REMNANT PORTION OF A CALLED 82.835 ACRES TRACT CARMA PASO ROBLES LLC VOL. 3571 PG. 588 (O.P.R.)

JOHN WILLIAMS SURVEY ABSTRACT NO. 471

GRID N: 229625.94
GRID E: 440671.09

PASO ROBLES, PHASE 2B (CFN 201641161 P.R.)

BLOCK F

LOT #	AREA (SQ. FT.)	AREA (AC.)	USAGE TYPE
1	276,325	6.344 AC.	PRIVATE STREET
2	5,668	0.130 AC.	SINGLE FAMILY
3	6,789	0.156 AC.	SINGLE FAMILY
4	6,681	0.153 AC.	SINGLE FAMILY
5	6,502	0.149 AC.	SINGLE FAMILY
6	7,712	0.177 AC.	SINGLE FAMILY
7	8,872	0.204 AC.	SINGLE FAMILY
8	8,225	0.189 AC.	SINGLE FAMILY
9	8,479	0.195 AC.	SINGLE FAMILY
10	9,523	0.219 AC.	SINGLE FAMILY
11	8,496	0.195 AC.	SINGLE FAMILY
12	6,178	0.142 AC.	SINGLE FAMILY

BLOCK G

LOT #	AREA (SQ. FT.)	AREA (AC.)	USAGE TYPE
1	2,169	0.050 AC.	OPEN SPACE
2	5,375	0.123 AC.	SINGLE FAMILY
3	8,305	0.191 AC.	SINGLE FAMILY
4	7,554	0.173 AC.	SINGLE FAMILY
5	7,565	0.174 AC.	SINGLE FAMILY
6	10,119	0.232 AC.	SINGLE FAMILY

BLOCK C

LOT #	AREA (SQ. FT.)	AREA (AC.)	USAGE TYPE
41	7,169	0.165 AC.	SINGLE FAMILY
42	9,411	0.216 AC.	SINGLE FAMILY
43	7,303	0.168 AC.	SINGLE FAMILY
44	6,868	0.158 AC.	SINGLE FAMILY
45	9,625	0.221 AC.	SINGLE FAMILY
46	9,798	0.225 AC.	SINGLE FAMILY
47	5,658	0.130 AC.	SINGLE FAMILY
48	24,594	0.565 AC.	OPEN SPACE
49	10,803	0.248 AC.	SINGLE FAMILY
50	7,998	0.184 AC.	SINGLE FAMILY
51	7,055	0.162 AC.	SINGLE FAMILY
52	7,069	0.162 AC.	SINGLE FAMILY
53	7,980	0.183 AC.	SINGLE FAMILY
54	13,409	0.308 AC.	SINGLE FAMILY
55	6,560	0.151 AC.	SINGLE FAMILY
56	6,606	0.152 AC.	SINGLE FAMILY
57	5,502	0.126 AC.	SINGLE FAMILY
58	7,700	0.177 AC.	SINGLE FAMILY
59	6,600	0.152 AC.	SINGLE FAMILY
60	5,500	0.126 AC.	SINGLE FAMILY

BLOCK A

LOT #	AREA (SQ. FT.)	AREA (AC.)	USAGE TYPE
1	5,500	0.126 AC.	SINGLE FAMILY
2	6,600	0.152 AC.	SINGLE FAMILY
3	5,500	0.126 AC.	SINGLE FAMILY
4	6,600	0.152 AC.	SINGLE FAMILY
5	5,500	0.126 AC.	SINGLE FAMILY
6	6,600	0.152 AC.	SINGLE FAMILY
7	5,500	0.126 AC.	SINGLE FAMILY
8	6,600	0.152 AC.	SINGLE FAMILY
9	5,500	0.126 AC.	SINGLE FAMILY
10	6,828	0.157 AC.	SINGLE FAMILY
11	6,805	0.156 AC.	SINGLE FAMILY
12	9,156	0.210 AC.	SINGLE FAMILY
13	5,530	0.127 AC.	SINGLE FAMILY
14	6,600	0.152 AC.	SINGLE FAMILY
15	6,013	0.138 AC.	SINGLE FAMILY
16	6,600	0.152 AC.	SINGLE FAMILY
17	5,500	0.126 AC.	SINGLE FAMILY
18	8,505	0.195 AC.	SINGLE FAMILY
19	12,319	0.283 AC.	SINGLE FAMILY
20	23,616	0.542 AC.	SINGLE FAMILY
21	12,003	0.276 AC.	SINGLE FAMILY
22	7,406	0.170 AC.	SINGLE FAMILY
23	10,829	0.249 AC.	SINGLE FAMILY
24	16,566	0.380 AC.	SINGLE FAMILY
25	8,709	0.200 AC.	SINGLE FAMILY
26	9,465	0.217 AC.	SINGLE FAMILY
27	7,940	0.182 AC.	SINGLE FAMILY
28	11,162	0.256 AC.	SINGLE FAMILY
29	10,242	0.235 AC.	SINGLE FAMILY

BLOCK L

LOT #	AREA (SQ. FT.)	AREA (AC.)	USAGE TYPE
1	28,236	0.648 AC.	PRIVATE STREET
2	70,580	1.620 AC.	NEIGHBORHOOD COMMERCIAL

Total Area in Recharge Zone (ac)*:	204.98
Total Allowable Impervious Cover (ac)*:	41.00

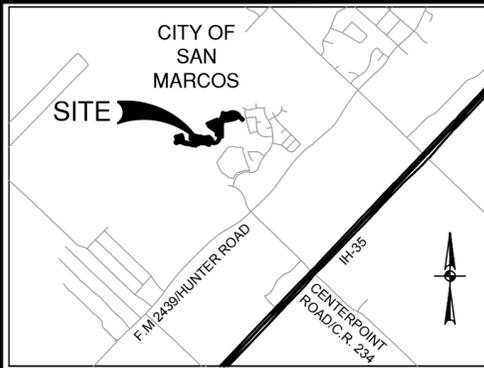
Plat	Total Area in EARZ (ac)	Impervious Cover (ac)	% I.C. Per Plat (ac)	Cumulative I.C. (ac)	Cumulative I.C. (%)
Kissing Tree Phase 3B	9.72	4.47	46%	4.47	2.2%
Remaining Areas	195.26	36.53			
Kissing Tree Phase 4B-1	5.77	2.64	46%	7.10	3.5%
Remaining Areas	189.49	33.89			

*Per Paso Robles PDD

MATCHLINE - SHEET 3 OF 4



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 W MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #01208801



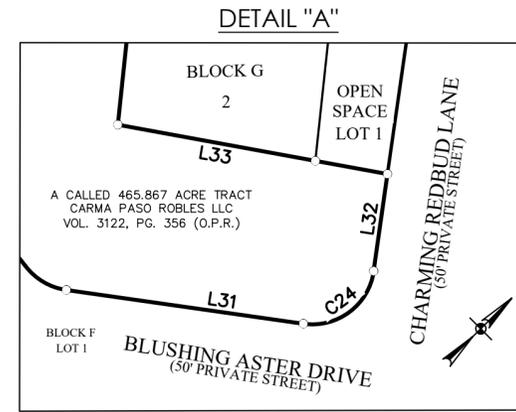
LOCATION MAP
NOT-TO-SCALE

LEGEND

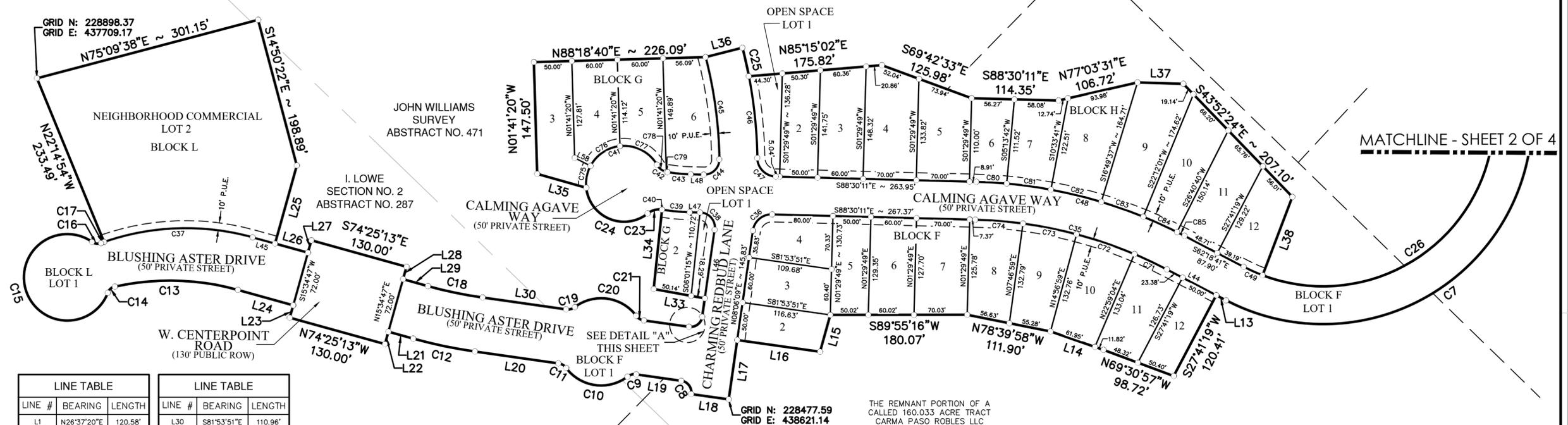
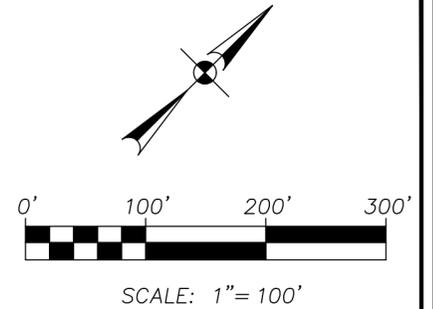
DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
P.R.	PLAT RECORDS OF HAYS COUNTY, TEXAS
D.R.	DEED RECORDS OF HAYS COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
(PD)	PAPE-DAWSON
(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
●	FD. I.R. (PAPE-DAWSON)
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"

FINAL PLAT
OF
PASO ROBLES, PHASE 4B-1

A 23.671 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 82.835 ACRE TRACT RECORDED IN VOLUME 3571, PAGE 588 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 160.033 ACRE TRACT RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 301.926 ACRES SAVE AND EXCEPT 5.036 ACRES RECORDED IN VOLUME 3390, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF A CALLED 465.867 ACRE TRACT RECORDED IN VOLUME 3122, PAGE 356 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 287 AND THE I. LOWE SURVEY NO. 2, ABSTRACT NO. 287, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



SCALE 1" = 30'



LINE TABLE

LINE #	BEARING	LENGTH
L1	N26°37'20"E	120.58'
L2	N25°46'49"E	50.00'
L3	N71°15'46"E	70.20'
L4	S42°51'18"W	50.00'
L5	N84°23'34"W	69.15'
L6	S02°43'41"W	44.02'
L7	N41°28'30"W	101.61'
L8	S26°37'20"W	114.06'
L9	S22°46'55"W	95.83'
L10	S02°00'06"W	87.05'
L11	N89°46'06"W	110.00'
L12	S001°3'54"W	19.63'
L13	N62°18'41"W	14.52'
L14	N70°46'38"W	73.76'
L15	S15°32'47"W	50.42'
L16	N81°53'51"W	110.10'
L17	S08°06'09"W	79.10'
L18	N82°00'46"W	50.00'
L19	N81°53'51"W	59.77'
L20	N81°53'51"W	110.96'
L21	N74°25'13"W	33.97'
L22	S15°34'47"W	17.00'
L23	N15°34'47"E	17.00'
L24	N74°25'13"W	75.63'
L25	S15°34'41"W	106.95'
L26	S74°25'13"E	44.99'
L27	N15°34'47"E	17.00'
L28	S15°34'47"W	17.00'
L29	S74°25'13"E	33.97'

LINE TABLE

LINE #	BEARING	LENGTH
L30	S81°53'51"E	110.96'
L31	S81°53'51"E	59.77'
L32	N08°06'09"E	24.54'
L33	N79°35'05"W	68.44'
L34	N05°58'21"E	105.35'
L35	N74°10'16"W	67.12'
L36	N75°33'05"E	50.00'
L37	S88°19'59"E	60.29'
L38	S20°47'41"W	110.65'
L39	N001°3'54"E	116.10'
L40	N89°46'06"W	110.00'
L41	N24°54'04"W	82.11'
L42	N38°08'54"W	75.94'
L43	N40°52'12"W	55.81'
L44	S62°18'41"E	73.38'
L45	N74°25'13"W	30.64'
L46	N08°06'09"E	91.52'
L47	N88°30'11"W	13.53'
L48	S88°30'11"E	17.13'
L49	S89°46'06"E	97.43'
L50	S29°34'08"E	50.00'
L51	S60°25'52"W	22.57'
L52	N89°46'06"W	97.43'
L53	S001°3'54"W	61.87'
L54	S26°37'20"W	18.79'
L55	N15°28'50"E	35.84'
L56	N73°34'14"W	55.56'
L57	N54°26'53"E	67.02'
L58	N62°55'14"W	23.39'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	275.00'	006°30'36"	N23°22'02"E	31.23'	31.25'
C2	15.00'	084°19'55"	N22°03'14"W	20.14'	22.08'
C3	340.00'	044°31'02"	S86°28'43"E	257.58'	264.17'
C4	365.00'	067°52'01"	S74°48'13"E	407.51'	432.34'
C5	275.00'	006°16'30"	S44°00'27"E	30.10'	30.12'
C6	325.00'	006°16'30"	N44°00'27"W	35.58'	35.59'
C7	275.00'	117°27'25"	S88°57'36"W	470.09'	563.75'
C8	15.50'	090°00'00"	N36°53'51"W	21.92'	24.35'
C9	15.50'	045°07'54"	S75°32'12"W	11.90'	12.21'
C10	57.50'	090°15'48"	N81°53'51"W	81.50'	90.59'
C11	15.50'	045°07'54"	N89°19'54"W	11.90'	12.21'
C12	636.00'	007°28'38"	N78°09'32"W	82.94'	83.00'
C13	333.00'	028°09'32"	N88°29'59"W	162.02'	163.66'
C14	13.00'	056°37'43"	S49°06'24"W	12.33'	12.85'
C15	57.00'	283°58'19"	N17°13'18"W	70.21'	282.51'
C16	13.00'	054°44'35"	S82°36'26"E	11.95'	12.42'
C17	327.00'	000°46'18"	N70°24'26"E	4.40'	4.40'
C18	564.00'	007°28'38"	S78°09'32"E	73.55'	73.60'
C19	15.50'	045°07'54"	N75°32'12"E	11.90'	12.21'
C20	57.50'	090°15'48"	S81°53'51"E	81.50'	90.59'
C21	15.50'	045°07'54"	S59°19'54"E	11.90'	12.21'
C22	15.50'	090°00'00"	N53°06'09"E	21.92'	24.35'
C23	25.00'	046°30'03"	S74°55'07"W	19.74'	20.29'
C24	50.00'	122°21'34"	N67°09'08"W	87.61'	106.78'
C25	625.00'	003°32'25"	S12°40'43"E	38.61'	38.62'
C26	225.00'	110°30'27"	N55°29'07"E	369.76'	433.96'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C27	315.00'	064°24'22"	N73°04'24"W	335.74'	354.09'
C28	15.00'	093°27'39"	S27°59'36"W	21.84'	24.47'
C29	60.00'	180°00'00"	S71°15'46"W	120.00'	188.50'
C30	15.00'	081°14'20"	N59°21'24"W	19.53'	21.27'
C31	390.00'	024°25'12"	N87°45'58"W	164.97'	166.22'
C32	15.00'	084°19'55"	S62°16'41"W	20.14'	22.08'
C33	325.00'	006°30'36"	S23°22'02"W	36.91'	36.93'
C34	275.00'	026°23'26"	S13°25'37"W	125.55'	126.67'
C35	575.00'	026°11'30"	S75°24'26"E	260.57'	262.85'
C36	25.00'	083°23'41"	N49°47'59"E	33.26'	36.39'
C37	327.00'	034°47'12"	S88°11'11"W	195.50'	198.54'
C38	20.00'	096°36'19"	N40°12'01"W	29.87'	33.72'
C39	275.00'	007°33'06"	N84°43'37"W	36.22'	36.25'
C40	25.00'	047°22'51"	S75°21'30"W	20.09'	20.67'
C41	50.00'	278°12'23"	N10°46'16"E	65.47'	242.78'
C42	20.00'	050°34'02"	S55°24'33"E	17.08'	17.65'
C43	225.00'	007°48'36"	S84°35'52"E	30.65'	30.67'
C44	20.00'	092°21'21"	N45°19'09"E	28.86'	32.24'
C45	575.00'	013°35'24"	N07°39'13"W	136.06'	136.38'
C46	625.00'	009°57'11"	S05°55'55"E	108.43'	108.57'
C47	25.00'	087°32'51"	S44°43'45"E	34.59'	38.20'
C48	625.00'	026°11'30"	S75°24'26"E	283.22'	285.71'
C49	225.00'	006°56'58"	S65°47'10"E	27.27'	27.29'
C50	15.00'	090°00'00"	S44°46'06"E	21.21'	23.56'
C51	250.00'	060°28'20"	S59°31'56"E	251.78'	263.86'
C52	60.00'	209°12'55"	N56°10'06"W	116.12'	219.09'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C53	15.00'	099°20'42"	N01°13'59"W	22.87'	26.01'
C54	200.00'	038°51'46"	N70°20'13"W	133.07'	135.66'
C55	15.00'	090°00'00"	S45°13'54"W	21.21'	23.56'
C56	325.00'	026°23'26"	S13°25'37"W	148.38'	149.70'
C57	315.00'	002°34'57"	N42°09'41"W	14.20'	14.20'
C58	315.00'	020°05'36"	N53°29'58"W	109.90'	110.47'
C59	315.00'	013°03'00"	N70°04'16"W	71.59'	71.75'
C60	315.00'	015°40'30"	N84°26'00"W	85.91'	86.18'
C61	315.00'	013°03'00"	S81°13'35"W	71.35'	71.50'
C62	60.00'	010°44'41"	S13°21'53"E	11.24'	11.25'
C63	60.00'	027°09'24"	S05°35'09"W	28.17'	28.44'
C64	60.00'	039°09'16"	S38°44'29"W	40.21'	41.00'
C65	60.00'	061°05'02"	S88°51'39"W	60.98'	63.97'
C66	60.00'	034°34'21"	N43°18'40"W	35.66'	36.20'
C67	390.00'	009°50'09"	S84°56'31"W	66.87'	66.95'
C68	390.00'	014°35'03"	N82°50'53"W	99.00'	99.27'
C69	275.00'	016°01'58"	S18°36'21"W	76.70'	76.95'
C70	275.00'	010°21'28"	S05°24'38"W	49.65'	49.71'
C71	575.00'	004°42'15"	S64°39'48"E	47.20'	47.21'
C72	575.00'	008°02'06"	S71°01'58"E	80.57'	80.64'
C73	575.00'	007°10'00"	S78°38'01"E	71.87'	71.92'
C74	575.00'	006°17'09"	S85°21'36"E	63.05'	63.08'
C75	50.00'	034°09'10"	N11°06'14"E	29.36'	29.80'
C76	50.00'	055°41'55"	N56°01'46"E	46.71'	48.61'
C77	50.00'	065°59'44"	S63°07'24"E	54.46'	57.59'
C78	20.00'	045°50'43"	S53°02'54"E	15.58'	16.00'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C79	20.00'	004°43'19"	S78°19'55"E	1.65'	1.65'
C80	625.00'	003°40'43"	S86°39'49"E	40.12'	40.13'
C81	625.00'	005°23'09"	S82°07'53"E	58.73'	58.75'
C82	625.00'	006°15'55"	S76°18'21"E	68.31'	68.34'
C83	625.00'	005°22'24"	S70°29'11"E	58.59'	58.62'
C84	625.00'	004°28'39"	S65°33'40"E	48.83'	48.84'
C85	625.00'	001°00'39"	S62°49'01"E	11.03'	11.03'
C86	250.00'	012°53'44"	S83°19'14"E	56.15'	56.27'
C87	250.00'	010°44'47"	S71°29'59"E	46.82'	46.89'
C88	250.00'	010°42'18"	S60°46'26"E	46.64'	46.71'
C89	250.00'	010°42'18"	S60°04'08"E	46.64'	46.71'
C90	250.00'	010°42'28"	S39°21'45"E	46.65'	46.72'
C91	250.00'	004°42'44"	S31°39'09"E	20.56'	20.56'
C92	60.00'	079°16'52"	S58°51'52"W	76.56'	83.02'
C93	60.00'	052°51'52"	N55°03'46"W	53.42'	55.36'
C94	60.00'	043°12'28"	N07°01'36"W	44.18'	45.25'
C95	60.00'	033°51'44"	N31°30'30"E	34.95'	35.46'
C96	200.00'	037°29'54"	N69°39'17"W	128.57'	130.89'
C97	200.00'	001°21'52"	N89°05'10"W	4.76'	4.76'
C98	325.00'	026°23'26"	S13°25'37"W	148.38'	149.70'
C99	325.00'	026°23'26"	S13°25'37"W	148.38'	149.70'
C100	325.00'	026°23'26"	S13°25'37"W	148.38'	149.70'
C101	60.00'	007°17'16"	N22°22'52"W	7.63'	7.63'

PAPE-DAWSON ENGINEERS
 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 | TBPFL FIRM REGISTRATION #010028801

FINAL PLAT
OF
PASO ROBLES, PHASE 4B-1

A 23.671 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 82.835 ACRE TRACT RECORDED IN VOLUME 3571, PAGE 588 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 160.033 ACRE TRACT RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 301.926 ACRES SAVE AND EXCEPT 5.036 ACRES RECORDED IN VOLUME 3390, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF A CALLED 465.867 ACRE TRACT RECORDED IN VOLUME 3122, PAGE 356 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 287 AND THE I. LOWE SURVEY NO. 2, ABSTRACT NO. 287, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF TRAVIS §

That Carma Paso Robles, LLC, as the owner of called 82.835 acre tract, recorded in Volume 3571, Page 588 of the Official Public Records of Hays County, Texas and as the owner of called 160.033 acre tract, recorded in Volume 3087, Page 318 of the Official Public Records of Hays County, Texas, being out of a called 5.112 acre tract recorded in Volume 3395, Page 388 of the Official Public Records of Hays County, Texas, being out of the Remnant Portion of a called 397.73 acre tract recorded in Volume 3122, Page 356 of the Official Public Records of Hays County, Texas, and being all of called 0.6509 acre tract recorded in Volume 4668, Page 157 of the Official Public records of Hays County, Texas, situated in the John Williams Survey, Abstract 471, and in the I. Lowe Survey, Abstract No. 287, both in the City of San Marcos, Hays County, Texas, do hereby subdivide 23.671 acres out of said 82.835 acre tract of land, a 160.033 acre tract of land, a 5.112 acre tract of land, a 397.73 acre tract of land, and a 0.6509 acre tract of land, pursuant to public notification and hearing provisions of Chapter 212 of the Texas local Government Code, in accordance with this plat, to be known as **PASO ROBLES PHASE 4B-1**, and do hereby dedicate to the public the use of the easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

Chad Matheson, CFO
Carma Paso Robles, LLC

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared Chad Matheson, known to me to be the person whose name is subscribed to the foregoing instrument, and he/she acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this day of _____, A.D. 20____.

Notary Public, State of Texas

Printed Notary's Name
My Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, Parker J. Graham, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision and that the monuments were properly placed under my supervision.

Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
TBPLS, Firm Registration No. 10028801
10801 N. MoPac Expressway Building 3, Suite 200
Austin, Texas, 78759

Date

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

That I, Steven S. Crauford, do hereby certify that proper engineering has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the development code.

Steven S. Crauford
Registered Professional Engineer No. 92677
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
TBPLS, Firm Registration No. 10028801
10801 N. MoPac Expressway Building 3, Suite 200
Austin, Texas, 78759

Date

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

Approved and authorized to be recorded on the ____ day of _____, 20____ by the Planning and Zoning Commission of the City of San Marcos, Texas.

Shannon Mattingly
Director of Development Services
Date

Planning and Zoning Commission, Chair
Date

Recording Secretary
Date

CIP and Engineering
Date

THE STATE OF TEXAS §
COUNTY OF HAYS §

I, Elaine H. Cárdenas, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of Writing, with its Certificate of Authentication was filed for record in my office on the ____day of _____, 20____, A.D., at _____ o'clock ____M. and duly recorded on the ____day of _____, 20____, A.D., at _____o'clock ____M. in the plat records of Hays County, Texas in CFN: _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the ____day of _____, 20____, A.D.

Elaine H. Cárdenas, County Clerk
Hays County, Texas



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

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name	Steve Crauford, P.E.	Property Owner	Carma Paso Robles, LLC Contact: Jessica King
Company	Pape-Dawson Engineers, Inc.	Company	Carma Paso Robles, LLC
Mailing Address	10801 N Mopac Expy Bldg 3, Ste 200 Austin, TX 78759	Mailing Address	11501 Alterra Parkway Ste 100, Austin, TX 78758
Phone #	(512) 454-8711	Phone #	(512) 391-1330
Email	scrauford@pape-dawson.com	Email	jessica.king@brookfieldrp.com

PROPERTY INFORMATION

Proposed Subdivision Name: Kissing Tree Phase 4B, Section 1

Subject Property Address or General Location: Approx. 2,300 LF NW of Kissing Tree Ln and W Centerpoint Rd

Acres: 23.7 Tax ID #: R 18824, R18826, R134280, R16075, R13086, R147699
R13082

Located in: City Limits Extraterritorial Jurisdiction (County)

DESCRIPTION OF REQUEST

Type of Plat: Final Subdivision Plat Final Development Plat

Current Number of Lots: 1 Current Land Use: Mixed Use (MU)

Proposed Number of Lots: 72 Proposed Land Use: Mixed Use (MU)

AUTHORIZATION

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

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

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

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

Signature of Applicant: _____ Date: 2/4/20

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: 2/4/20

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 name) on behalf of Carma Paso Robles, LLC (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at Approx. 2,300 LF NW of Kissing Tree Ln and W Centerpoint Rd (address).

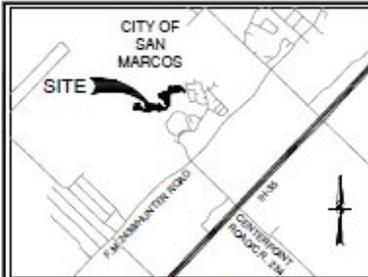
I hereby authorize Steve Crauford (agent name) on behalf of Pape-Dawson Engineers, Inc. (agent company) to file this application for Final Plat (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 11/22/19
Printed Name, Title: Jessica King, Development Manager

Signature of Agent:  Date: 11/21/19
Printed Name, Title: Steve Crauford, P.E., Sr Project Manager

PC-20-11 (Paso Robles Phase 4B Section 1)

Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC to approve the Final Plat consisting of approximately 23.7 acres, more or less, out of the John Williams Survey. (T. Carpenter)



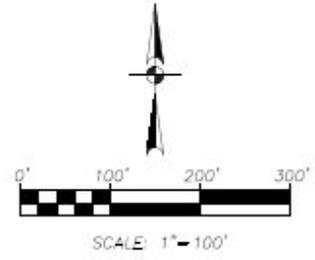
LOCATION MAP
NOT TO SCALE

FINAL PLAT OF PASO ROBLES, PHASE 4B-1

A 23.871 ACRE TRACT OF LAND BRING OUT OF THE REMAINT PORTION OF A CALLED 80.838 ACRE TRACT RECORDED IN VOLUME 3571, PAGE 982 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BRING OUT OF THE REMAINT PORTION OF A CALLED 180.033 ACRE TRACT RECORDED IN VOLUME 3087, PAGE 218 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BRING OUT OF THE REMAINT PORTION OF A CALLED 201.926 ACRE TRACT RECORDED IN VOLUME 3392, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BRING OUT OF A CALLED 485.887 ACRE TRACT RECORDED IN VOLUME 3123, PAGE 358 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 287 AND THE L. LOWE SURVEY NO. 2, ABSTRACT NO. 287, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

LEGEND

- D.C. NO. DOCUMENT NUMBER
- D.P.R. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- P.R. PLAT RECORDS OF HAYS COUNTY, TEXAS
- D.R. DEED RECORDS OF HAYS COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- PAGE PAGE
- P.D. PAPE-DAWSON
- R.O.W. ROUND 1/2" ROUND ROD
- S.M. SMOKE MARKING
- R.O.W. ROUND 1/2" ROUND ROD WITH YELLOW CAP MARKED THEREAFTER



OUT PORTION OF A CALLED 10.036 ACRE TRACT MADE BETWEEN CARRE, ET AL. VS. WOODS, ET AL. AND THE BARNES RANCH FAMILY LIMITED PARTNERSHIP. V.L. 2271, PG. 789 (D.P.R.)

THE REMAINT PORTION OF A CALLED 371.925 ACRE TRACT AND EXCEPT 5.038 ACRES RECORDED IN VOLUME 3392, PG. 411 (D.P.R.). CARMA PASO ROBLES, LLC V.L. 3371, PG. 588 (D.P.R.)

THE REMAINT PORTION OF A CALLED 82.635 ACRE TRACT CARMA PASO ROBLES, LLC V.L. 3371, PG. 588 (D.P.R.)

THE REMAINT PORTION OF A CALLED 301.928 ACRE TRACT AND EXCEPT 5.038 ACRES RECORDED IN VOLUME 3392, PG. 411 (D.P.R.). CARMA PASO ROBLES, LLC V.L. 3392, PG. 411 (D.P.R.)

MATCHLINE - SHEET 3 OF 4

BLOCK F

LIT #	AREA (SQ. FT.)	AREA (AC.)	USAGE TYPE
1	276,329	6.34 AC	PRIVATE STREET
2	5,988	0.136 AC	SHALE PAVEMENT
3	6,798	0.156 AC	SHALE PAVEMENT
4	6,681	0.153 AC	SHALE PAVEMENT
5	6,522	0.149 AC	SHALE PAVEMENT
6	7,712	0.177 AC	SHALE PAVEMENT
7	6,872	0.158 AC	SHALE PAVEMENT
8	6,225	0.143 AC	SHALE PAVEMENT
9	6,475	0.149 AC	SHALE PAVEMENT
10	6,522	0.149 AC	SHALE PAVEMENT
11	6,468	0.149 AC	SHALE PAVEMENT
12	6,718	0.154 AC	SHALE PAVEMENT

BLOCK G

LIT #	AREA (SQ. FT.)	AREA (AC.)	USAGE TYPE
1	5,188	0.119 AC	SHALE PAVEMENT
2	5,375	0.123 AC	SHALE PAVEMENT
3	5,308	0.121 AC	SHALE PAVEMENT
4	5,254	0.120 AC	SHALE PAVEMENT
5	5,585	0.128 AC	SHALE PAVEMENT
6	5,518	0.126 AC	SHALE PAVEMENT

BLOCK C

LIT #	AREA (SQ. FT.)	AREA (AC.)	USAGE TYPE
41	7,188	0.165 AC	SHALE PAVEMENT
42	6,471	0.149 AC	SHALE PAVEMENT
43	7,302	0.168 AC	SHALE PAVEMENT
44	6,868	0.158 AC	SHALE PAVEMENT
45	6,622	0.152 AC	SHALE PAVEMENT
46	6,798	0.156 AC	SHALE PAVEMENT
47	6,558	0.150 AC	SHALE PAVEMENT
48	24,594	0.563 AC	OPEN SPACE
49	10,803	0.246 AC	SHALE PAVEMENT
50	2,988	0.068 AC	SHALE PAVEMENT
51	7,056	0.160 AC	SHALE PAVEMENT
52	7,088	0.161 AC	SHALE PAVEMENT
53	7,080	0.161 AC	SHALE PAVEMENT
54	13,428	0.307 AC	SHALE PAVEMENT
55	6,564	0.151 AC	SHALE PAVEMENT
56	6,608	0.151 AC	SHALE PAVEMENT
57	6,500	0.149 AC	SHALE PAVEMENT
58	7,700	0.176 AC	SHALE PAVEMENT
59	6,600	0.151 AC	SHALE PAVEMENT
60	5,500	0.126 AC	SHALE PAVEMENT

BLOCK A

LIT #	AREA (SQ. FT.)	AREA (AC.)	USAGE TYPE
1	5,500	0.126 AC	SHALE PAVEMENT
2	6,500	0.149 AC	SHALE PAVEMENT
3	5,500	0.126 AC	SHALE PAVEMENT
4	6,800	0.156 AC	SHALE PAVEMENT
5	6,500	0.149 AC	SHALE PAVEMENT
6	6,500	0.149 AC	SHALE PAVEMENT
7	5,500	0.126 AC	SHALE PAVEMENT
8	6,500	0.149 AC	SHALE PAVEMENT
9	6,500	0.149 AC	SHALE PAVEMENT
10	6,800	0.156 AC	SHALE PAVEMENT
11	6,500	0.149 AC	SHALE PAVEMENT
12	6,196	0.142 AC	SHALE PAVEMENT
13	5,500	0.126 AC	SHALE PAVEMENT
14	6,500	0.149 AC	SHALE PAVEMENT
15	6,273	0.144 AC	SHALE PAVEMENT
16	6,500	0.149 AC	SHALE PAVEMENT
17	6,500	0.149 AC	SHALE PAVEMENT
18	6,500	0.149 AC	SHALE PAVEMENT
19	12,319	0.283 AC	SHALE PAVEMENT
20	23,918	0.547 AC	SHALE PAVEMENT
21	12,003	0.275 AC	SHALE PAVEMENT
22	7,488	0.170 AC	SHALE PAVEMENT
23	10,029	0.229 AC	SHALE PAVEMENT
24	16,585	0.380 AC	SHALE PAVEMENT
25	6,724	0.153 AC	SHALE PAVEMENT
26	6,483	0.149 AC	SHALE PAVEMENT
27	7,843	0.180 AC	SHALE PAVEMENT
28	11,002	0.252 AC	SHALE PAVEMENT
29	10,242	0.234 AC	SHALE PAVEMENT

BLOCK I

LIT #	AREA (SQ. FT.)	AREA (AC.)	USAGE TYPE
1	26,238	0.604 AC	PRIVATE STREET
2	70,088	1.603 AC	SHALE PAVEMENT

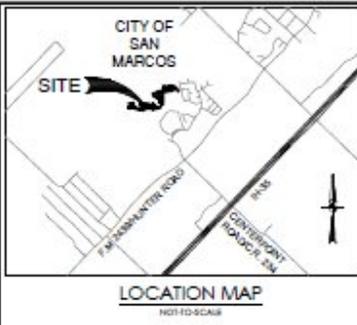
Total Area in Recharge Zone (ac)*:	204.98
Total Allowable Impervious Cover (ac)*:	41.00

Plat	Total Area in EARZ (ac)	Impervious Cover (ac)	% I.C. Per Plat (ac)	Cumulative I.C. (ac)	Cumulative I.C. (%)
Kissing Tree Phase 3B	9.72	4.47			
Remaining Areas	195.26	36.53	46%	4.47	2.2%
Kissing Tree Phase 4B-1	5.77	2.64			
Remaining Areas	189.49	33.89	46%	7.10	3.5%

*Per Paso Robles POD



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1001 W. MORGAN WAY, SUITE 3, 76705 | AUSTIN, TX 78703 | 512.484.8171
WWW.PAPE-DAWSON.COM | TEXAS PROFESSIONAL ENGINEERS #10220



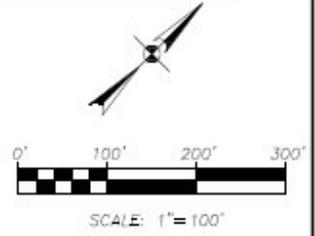
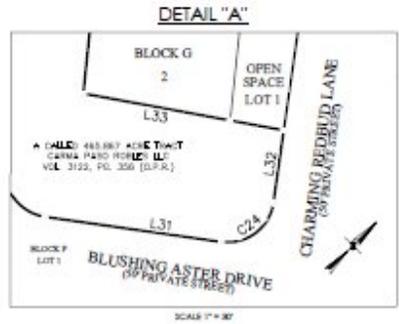
LOCATION MAP
NOT TO SCALE

LEGEND

DOC. NO. DOCUMENT NUMBER
O.P.R. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
P.R. PLAT RECORDS OF HAYS COUNTY, TEXAS
D.R. DEED RECORDS OF HAYS COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY
V.O.L. VOLUME
P.G. PAGE
P.D.S. PAPER-DAWSON FOUND 1/2" BORN ROD (S&R) BORN ROD (CHURNER)
S&R 1/2" BORN ROD WITH YELLOW CAP MARKED
P.D.S. PAPER-DAWSON

FINAL PLAT OF PASO ROBLES, PHASE 4B-1

A 23.871 ACRES TRACT OF LAND BEING OUT OF THE REMAINT PORTION OF A CALLED 88.835 ACRES TRACT RECORDED IN VOLUMES 3071, PAGE 888 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE REMAINT PORTION OF A CALLED 180.033 ACRES TRACT RECORDED IN VOLUMES 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE REMAINT PORTION OF A CALLED 307.408 ACRES TRACT AND 80.037 & 1.236 ACRES RECORDED IN VOLUME 3086, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF A CALLED 495.887 ACRES TRACT RECORDED IN VOLUME 3122, PAGE 366 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 287 AND THE L LOWE SURVEY NO. 2, ABSTRACT NO. 287, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N08°37'30"E	120.58	L16	S89°53'51"E	115.80
L2	N05°48'49"E	50.07	L17	S89°53'51"E	56.77
L3	N77°31'48"E	75.27	L18	N08°18'58"E	24.94
L4	N42°57'46"E	36.52	L19	S79°23'28"E	86.47
L5	S84°27'34"E	89.12	L20	N05°50'21"E	135.33
L6	S02°47'47"E	44.07	L21	N74°12'49"E	97.12
L7	N41°38'58"E	124.81	L22	N73°25'50"E	56.07
L8	S08°17'25"E	114.88	L23	S88°18'58"E	80.28
L9	S22°46'58"E	86.87	L24	S20°47'47"E	115.80
L10	S02°30'58"E	81.03	L25	N02°17'34"E	119.07
L11	N89°45'08"E	115.07	L26	N89°45'08"E	115.07
L12	S00°57'47"E	15.57	L27	S74°25'13"E	130.00
L13	N82°18'47"E	14.32	L28	N74°25'13"W	130.00
L14	N70°46'38"E	73.78	L29	N74°25'13"W	130.00
L15	N53°24'47"E	56.47	L30	N74°25'13"W	130.00
L16	N49°53'07"E	110.10	L31	N74°25'13"W	36.64
L17	S09°30'08"E	70.37	L32	N08°18'58"E	81.52
L18	N52°32'47"E	52.07	L33	N08°18'58"E	133.57
L19	N45°15'07"E	38.77	L34	S89°53'51"E	71.12
L20	N41°38'57"E	112.80	L35	S89°53'51"E	30.42
L21	S00°57'47"E	33.67	L36	S24°24'24"E	56.07
L22	S15°34'47"E	17.07	L37	S02°30'58"E	22.27
L23	S00°57'47"E	17.07	L38	N09°46'08"E	97.47
L24	N70°46'38"E	70.87	L39	S02°30'58"E	81.87
L25	N57°34'47"E	58.87	L40	N28°17'35"E	18.79
L26	N41°38'57"E	110.10	L41	N10°28'50"E	38.44
L27	S00°57'47"E	17.07	L42	N09°46'08"E	55.88
L28	N70°46'38"E	70.87	L43	N09°46'08"E	55.88
L29	N57°34'47"E	58.87	L44	N09°46'08"E	55.88
L30	N41°38'57"E	110.10	L45	N09°46'08"E	55.88
L31	S00°57'47"E	17.07	L46	N09°46'08"E	55.88
L32	S15°34'47"E	17.07	L47	N09°46'08"E	55.88
L33	S00°57'47"E	17.07	L48	N09°46'08"E	55.88
L34	N70°46'38"E	70.87	L49	N09°46'08"E	55.88
L35	N57°34'47"E	58.87	L50	N09°46'08"E	55.88
L36	N41°38'57"E	110.10	L51	N09°46'08"E	55.88
L37	S00°57'47"E	17.07	L52	N09°46'08"E	55.88
L38	N70°46'38"E	70.87	L53	N09°46'08"E	55.88
L39	N57°34'47"E	58.87	L54	N09°46'08"E	55.88
L40	N41°38'57"E	110.10	L55	N09°46'08"E	55.88
L41	S00°57'47"E	17.07	L56	N09°46'08"E	55.88
L42	S15°34'47"E	17.07	L57	N09°46'08"E	55.88
L43	S00°57'47"E	17.07	L58	N09°46'08"E	55.88
L44	N70°46'38"E	70.87	L59	N09°46'08"E	55.88
L45	N57°34'47"E	58.87	L60	N09°46'08"E	55.88
L46	N41°38'57"E	110.10	L61	N09°46'08"E	55.88
L47	S00°57'47"E	17.07	L62	N09°46'08"E	55.88
L48	S15°34'47"E	17.07	L63	N09°46'08"E	55.88
L49	S00°57'47"E	17.07	L64	N09°46'08"E	55.88
L50	N70°46'38"E	70.87	L65	N09°46'08"E	55.88
L51	N57°34'47"E	58.87	L66	N09°46'08"E	55.88
L52	N41°38'57"E	110.10	L67	N09°46'08"E	55.88
L53	S00°57'47"E	17.07	L68	N09°46'08"E	55.88
L54	S15°34'47"E	17.07	L69	N09°46'08"E	55.88
L55	S00°57'47"E	17.07	L70	N09°46'08"E	55.88
L56	N70°46'38"E	70.87	L71	N09°46'08"E	55.88
L57	N57°34'47"E	58.87	L72	N09°46'08"E	55.88
L58	N41°38'57"E	110.10	L73	N09°46'08"E	55.88
L59	S00°57'47"E	17.07	L74	N09°46'08"E	55.88
L60	S15°34'47"E	17.07	L75	N09°46'08"E	55.88
L61	S00°57'47"E	17.07	L76	N09°46'08"E	55.88
L62	N70°46'38"E	70.87	L77	N09°46'08"E	55.88
L63	N57°34'47"E	58.87	L78	N09°46'08"E	55.88
L64	N41°38'57"E	110.10	L79	N09°46'08"E	55.88
L65	S00°57'47"E	17.07	L80	N09°46'08"E	55.88
L66	S15°34'47"E	17.07	L81	N09°46'08"E	55.88
L67	S00°57'47"E	17.07	L82	N09°46'08"E	55.88
L68	N70°46'38"E	70.87	L83	N09°46'08"E	55.88
L69	N57°34'47"E	58.87	L84	N09°46'08"E	55.88
L70	N41°38'57"E	110.10	L85	N09°46'08"E	55.88
L71	S00°57'47"E	17.07	L86	N09°46'08"E	55.88
L72	S15°34'47"E	17.07	L87	N09°46'08"E	55.88
L73	S00°57'47"E	17.07	L88	N09°46'08"E	55.88
L74	N70°46'38"E	70.87	L89	N09°46'08"E	55.88
L75	N57°34'47"E	58.87	L90	N09°46'08"E	55.88
L76	N41°38'57"E	110.10	L91	N09°46'08"E	55.88
L77	S00°57'47"E	17.07	L92	N09°46'08"E	55.88
L78	S15°34'47"E	17.07	L93	N09°46'08"E	55.88
L79	S00°57'47"E	17.07	L94	N09°46'08"E	55.88
L80	N70°46'38"E	70.87	L95	N09°46'08"E	55.88
L81	N57°34'47"E	58.87	L96	N09°46'08"E	55.88
L82	N41°38'57"E	110.10	L97	N09°46'08"E	55.88
L83	S00°57'47"E	17.07	L98	N09°46'08"E	55.88
L84	S15°34'47"E	17.07	L99	N09°46'08"E	55.88
L85	S00°57'47"E	17.07	L100	N09°46'08"E	55.88

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	375.00	084°23'36"	N02°50'30"E	37.32	37.32
C2	15.00	084°10'50"	N02°10'14"E	25.14	25.08
C3	345.00	044°21'02"	S89°28'43"E	257.59	254.17
C4	368.00	087°52'31"	S74°48'10"E	437.41	433.34
C5	275.00	084°47'52"	S44°00'27"E	321.12	321.12
C6	325.00	086°16'32"	N44°20'27"E	33.28	33.28
C7	315.00	117°13'21"	S89°28'43"E	415.29	363.75
C8	15.00	080°10'00"	N02°33'17"E	11.82	12.21
C9	15.00	080°10'00"	S02°32'12"E	11.82	12.21
C10	87.00	080°10'00"	N08°18'58"E	86.38	85.99
C11	15.00	040°57'54"	N08°18'58"E	11.82	12.21
C12	15.00	040°57'54"	S89°53'51"E	82.94	83.20
C13	333.00	030°59'32"	N08°18'58"E	163.22	163.96
C14	15.00	090°17'43"	S49°50'24"E	12.33	12.08
C15	87.00	030°59'32"	N17°10'58"E	75.21	282.81
C16	15.00	030°59'32"	S82°38'26"E	11.82	12.42
C17	325.00	080°44'18"	N08°18'58"E	4.40	4.40
C18	364.00	027°38'38"	S79°08'32"E	73.50	73.50
C19	15.00	040°57'54"	N02°32'12"E	11.82	12.21
C20	87.00	080°10'00"	S02°32'12"E	86.38	85.99
C21	15.00	040°57'54"	N08°18'58"E	11.82	12.21
C22	15.00	080°10'00"	S02°32'12"E	11.82	12.21
C23	15.00	040°57'54"	N08°18'58"E	11.82	12.21
C24	15.00	040°57'54"	S89°53'51"E	82.94	83.20
C25	15.00	040°57'54"	N08°18'58"E	11.82	12.21
C26	15.00	040°57'54"	S89°53'51"E	82.94	83.20
C27	15.00	040°57'54"	N08°18'58"E	11.82	12.21
C28	15.00	040°57'54"	S89°53'51"E	82.94	83.20
C29	15.00	040°57'54"	N08°18'58"E	11.82	12.21
C30	15.00	040°57'54"	S89°53'51"E	82.94	83.20
C31	15.00	040°57'54"	N08°18'58"E	11.82	12.21
C32	15.00	040°57'54"	S89°53'51"E	82.94	83.20
C33	15.00	040°57'54"	N08°18'58"E	11.82	12.21
C34	15.00	040°57'54"	S89°53'51"E	82.94	83.20
C35	15.00	040°57'54"	N08°18'58"E	11.82	12.21
C36	15.00	040°57'54"	S89°53'51"E	82.94	83.20
C37	15.00	040°57'54"	N08°18'58"E	11.82	12.21
C38	15.00	040°57'54"	S89°53'51"E	82.94	83.20
C39	15.00	040°57'54"	N08°18'58"E	11.82	12.21
C40	15.00	040°57'54"	S89°53'51"E	82.94	83.20
C41	15.00	040°57'54"	N08°18'58"E	11.82	12.21
C42	15.00	040°57'54"	S89°53'51"E	82.94	83.20
C43	15.00	040°57'54"	N08°18'58"E	11.82	12.21
C44	15.00	040°57'54"	S89°53'51"E	82.94	83.20
C45	15.00	040°57'54"	N08°18'58"E	11.82	12.21
C46	15.00	040°57'54"	S89°53'51"E	82.94	83.20
C47	15.00	040°57'54"	N08°18'58"E	11.82	12.21
C48	15.00	040°57'54"	S89°53'51"E	82.94	83.20
C49	15.00	040°57'54"	N08°18'58"E	11.82	12.21
C50	15.00	040°57'54"	S89°53'51"E	82.94	83.20

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C51	315.00	084°23'36"	N02°50'30"E	37.32	37.32
C52	15.00	084°10'50"	N02°10'14"E	25.14	24.47
C53	345.00	044°21'02"	S89°28'43"E	257.59	256.92
C54	368.00	087°52'31"	S74°48'10"E	437.41	436.74
C55	275.00	084°47'52"	S44°00'27"E	321.12	320.45
C56	325.00	086°16'32"	N44°20'27"E	33.28	32.61
C57	315.00	117°13'21"	S89°28'43"E	415.29	414.62
C58	15.00	080°10'00"	N02°33'17"E	11.82	11.15
C59	15.00	080°10'00"	S02°32'12"E	11.82	11.15
C60	87.00	080°10'00"	N08°18'58"E	86.38	85.71
C61	15.00	040°57'54"	N08°18'58"E	11.82	11.15
C62	15.00	040°57'54"	S89°53'51"E	82.94	82.27
C63	333.00	030°59'32"	N08°18'58"E	163.22	162.55
C64	15.00	090°17'43"	S49°50'24"E	12.33	11.66
C65	87.00	030°59'32"	N17°10'58"E	75.21	74.54
C66	15.00	030°59'32"	S82°38'26"E	11.82	11.15
C67	325.00	080°44'18"	N08°18'58"E	4.40	4.03
C68	364.00	027°38'38"	S79°08'32"E	73.50	72.83
C69	15.00	040°57'54"	N02°32'12"E	11.82	11.15
C70	87.00	080°10'00"	S02°32'12"E	86.38	85.71
C71	15.00	040°57'54"	N08°18'58"E	11.82	11.15
C72	15.00	080°10'00"	S02°32'12"E		

Recommendation:

Staff has reviewed the request and determined the request complies with the San Marcos Development Code and recommends **approval** of PC-20-11 as submitted.



Legislation Text

File #: PC-20-23, **Version:** 1

AGENDA CAPTION:

PC-20-23 (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 2.127 acres, more or less, out of the William H. Van Horn Survey. (T. Carpenter)

Meeting date: May 26, 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:

Click or tap here to enter text.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends approval of the request as submitted.

Plat - Final	Trace Planning Area 9
PC-20-23	



Summary

Request:	Consideration of a Final Plat with one commercial 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:	Interstate 35	New Street Names:	None

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:	2.127 acres	PDD/DA/Other:	Ord. # 2015-042
Existing Zoning:	General Commercial "GC"	Preferred Scenario:	Medium Intensity
Proposed Use:	Convenience Store		
CONA Neighborhood:	N/A	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	General Commercial "GC"	Vacant	Medium Intensity
South of Property:	Community Commercial "CC"	Vacant	Medium Intensity
East of Property:	General Commercial "GC"	Vacant	Medium Intensity
West of Property:	General Commercial "GC"	Interstate 35	Medium 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: May 21, 2020					

Plat - Final	Trace Planning Area 9
PC-20-23	



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-20-23 Final Plat Trace Planning Area 9 Aerial View



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



0 125 250 500 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. Imagery from 2017.

Map Date: 5/11/2020

TRACE SUBDIVISION PLANNING AREA 9 C-STORE 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 2.127 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 2.127 ACRES TO BE KNOWN AS:

TRACE SUBDIVISION, PLANNING AREA 9, C-STORE

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 _____, 2020 BY TIMOTHY D. ENGLAND, SVP.

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

PROJECT ADDRESS:

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

AREA TABLE:

- TOTAL ACREAGE: 2.127 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: 0
COMMERCIAL/OTHER: 1
SINGLE FAMILY: 0
LANDSCAPE LOTS: 0
PRIVATE STREET: 0

LOT SUMMARY	
RIGHT-OF-WAY	0.000 ACRES
SINGLE FAMILY LOTS (0)	0.000 ACRES
COMMERCIAL/OTHER (0)	2.127 ACRES
LANDSPACE LOTS (3)	0.000 ACRES
TOTAL	2.127 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.

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).

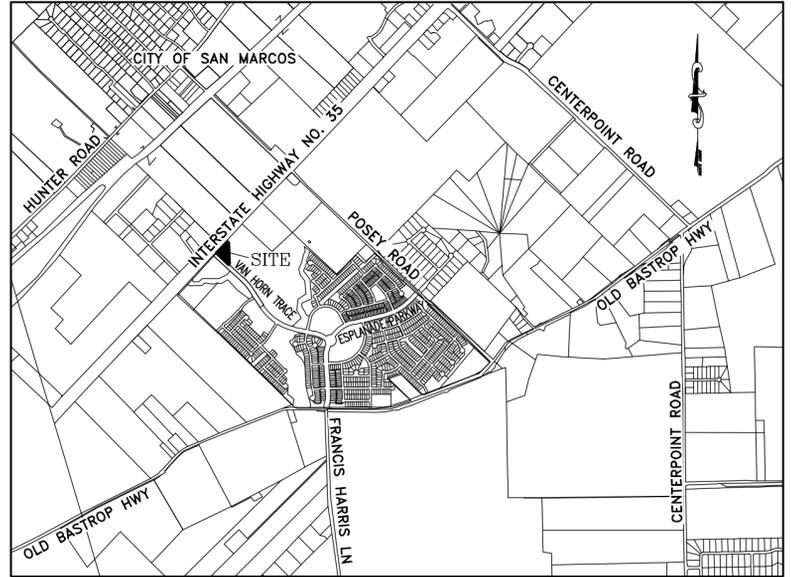
BENCHMARK LIST: NAVD 88

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, ELAINE 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 _____, 2020, 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 _____, 2020, A.D.
FILED FOR RECORD AT _____ O'CLOCK ____M. THIS THE _____ DAY OF _____, 2020, A.D.

BY: _____
ELAINE 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 TERRY L. ROWE, A REGISTERED PROFESSIONAL LAND SURVEYOR, RPLS NO. 5493, 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 Plats\070091-01-004_Trace Subdivision_PA 9_C-Store_Final Plat.dwg

DATE: 05-08-20 DRAWN BY: DJK CREW: CAF, MK
SCALE: 1"=100' CHECKED BY: RJP FB #:
JOB #: 070091 DRAWING: PLAT PLAN #: 1232

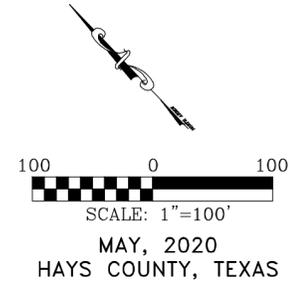
1			
2			
NO.	REVISION	BY	DATE



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

FINAL PLAT SHEET 1 OF 2
TRACE SUBDIVISION
PLANNING AREA 9
C-STORE
WILLIAM H. VAN HORN SURVEY NO.
18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

TRACE SUBDIVISION PLANNING AREA 9 C-STORE FINAL PLAT



SHEET 2 OF 2

FINAL PLAT
TRACE SUBDIVISION
PLANNING AREA 9
C-STORE

WILLIAM H. VAN HORN SURVEY NO.
18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

Bowman Consulting Group, Ltd.
11405 S. Central Expressway, Suite 200, Austin, Texas 78746
Phone: (512) 327-4860
www.bowmanconsulting.com
TBP# Firm No. F-14309 | TBP#S Firm No. 01206-00

Bowman CONSULTING

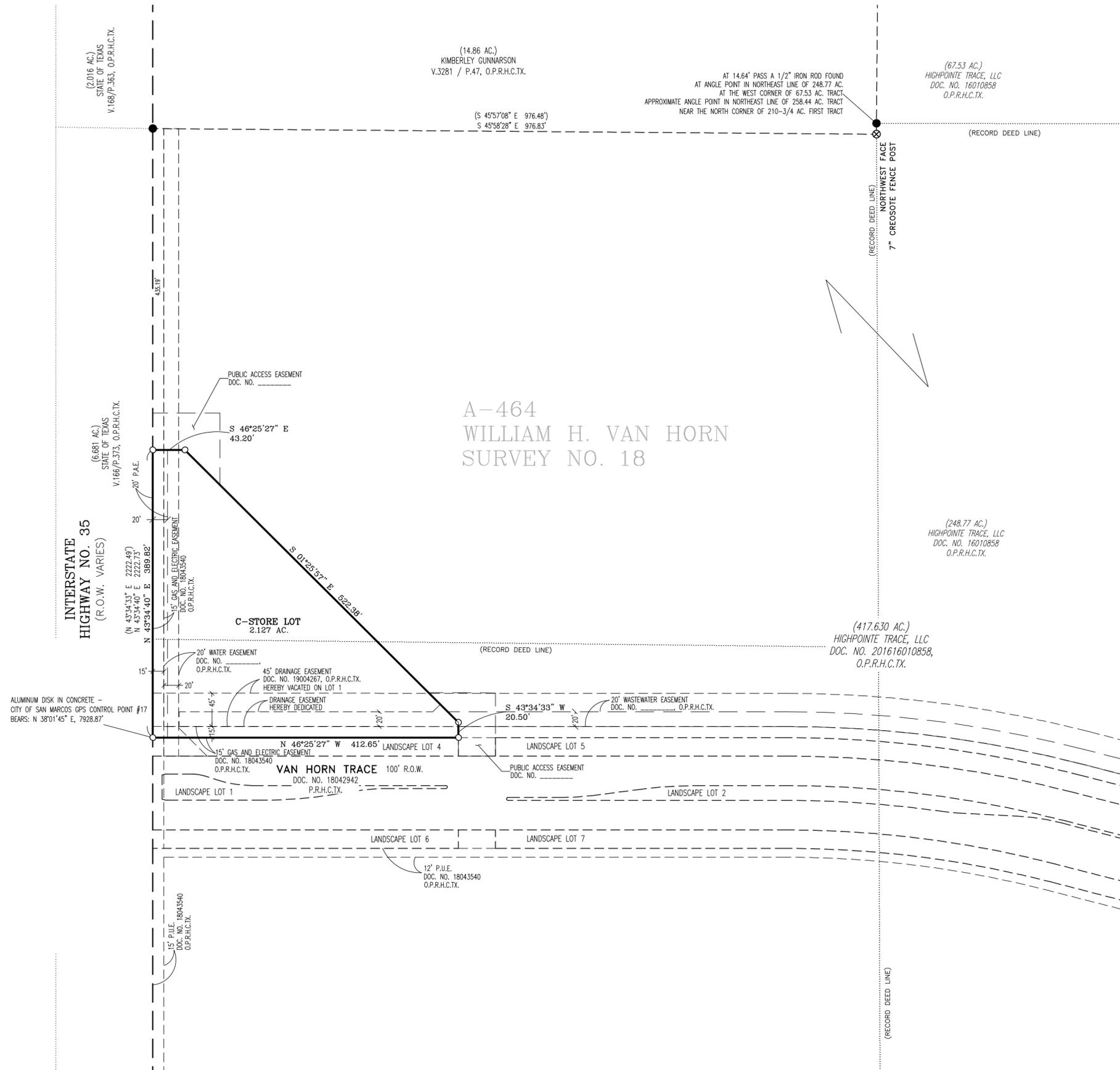
FILE: F:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working_Plat\Final
Plat\070091-01-004_Trace Subdivision_PA 9_C-Store_Final Plat.dwg

DATE: 05-08-20 DRAWN BY: DJK CREW: CAF, MK
SCALE: 1"=100' CHECKED BY: RJP P.B. #: 1232
JOB #: 070091 DRAWING: PLAT PLAN #: 1232

NO.	REVISION	BY	DATE

PLOT DATE: May 06, 2020 - 3:20pm

PLAN #: 1232



LEGEND

- 1/2" IRON ROD FOUND
- ⊗ FENCE POST (TYPE & SIZE NOTED)
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCS" SET
- △ CALCULATED POINT
- () RECORD INFORMATION
- D.R.H.C.TX. DEED RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS OF HAYS COUNTY, TEXAS
- RECORD DEED LINE
- - - - - ADJOINER LINE
- - - - - P.U.E. PUBLIC UTILITY EASEMENT
- - - - - P.A.E. PUBLIC ACCESS EASEMENT

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
- 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: _____

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: 2-11-2020

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, SVP (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 S. Old Bastrop Hwy, San Marcos TX 78666 (address).

I hereby authorize Nicholas G. Kehl, P.E. (agent name) on behalf of
Bowman Consulting Group (agent company) to file this application for
Watershed Protection Plan - Phase II, Public Improvement
Construction Plan, & Final Subdivision/Development Plat (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 1-22-20

Printed Name, Title: Timothy D. England, SVP

Signature of Agent:  Date: 1-24-20

Printed Name, Title: Nicholas G. Kehl, P.E. , Branch Manager

PC-20-23 (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 2.127 acres, more or less, out of the William H. Van Horn Survey. (T. Carpenter)

- +/- 2.127 acres
- One commercial lot
- Trace PDD

PC-20-23
Final Plat
Trace Planning Area 9
Aerial View



- Subject Property
- Parcel
- City Limit

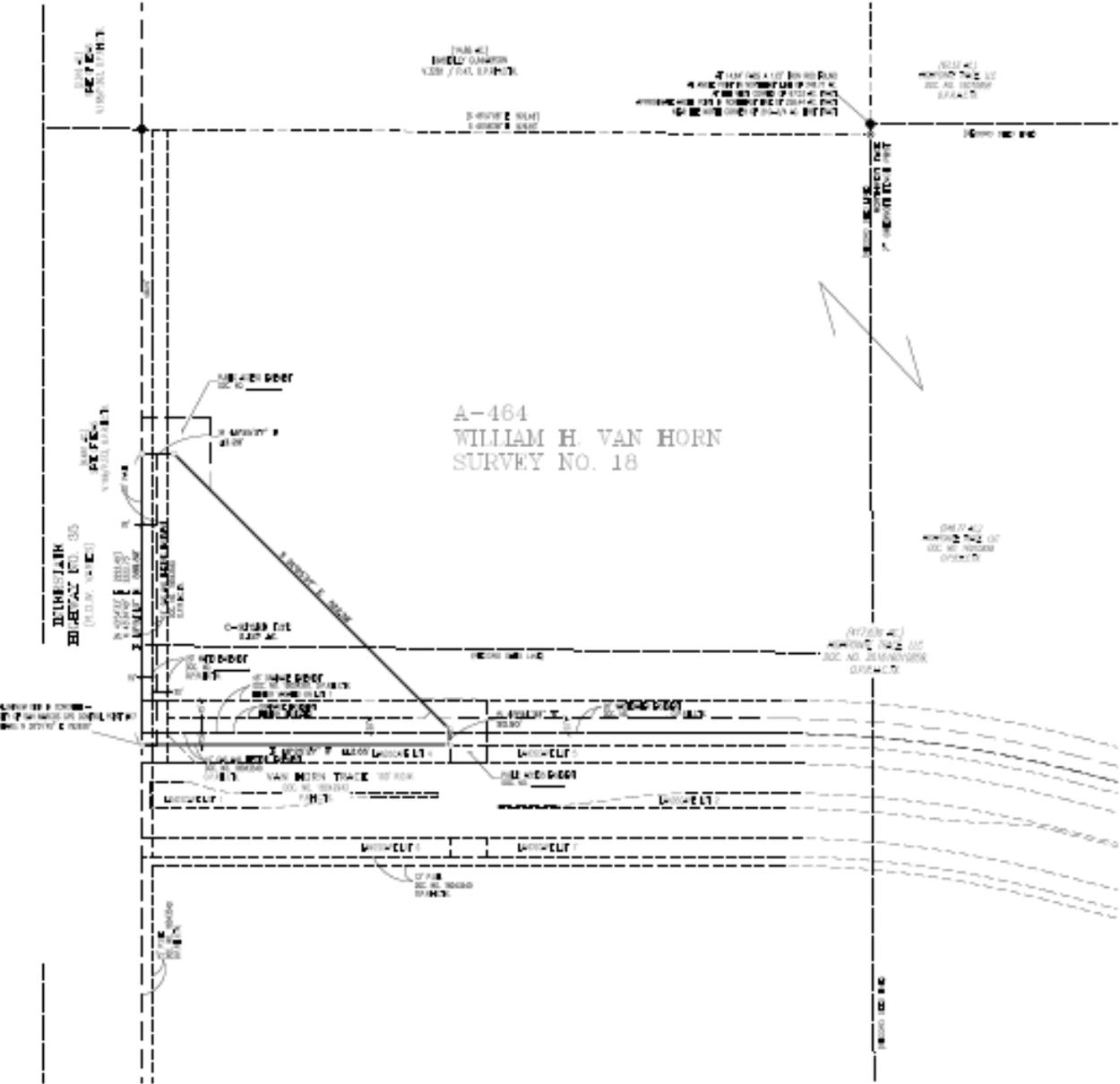
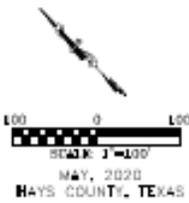


0 125 250 500 Feet

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. Imagery from 2017.

Map Date: 5/11/2020

TRACE SUBDIVISION
 PLANNING AREA 9
 C-STORE
 FINAL PLAT



- LEGEND**
- 0' SETBACK
 - 5' SETBACK
 - 10' SETBACK
 - 15' SETBACK
 - 20' SETBACK
 - 25' SETBACK
 - 30' SETBACK
 - 35' SETBACK
 - 40' SETBACK
 - 45' SETBACK
 - 50' SETBACK
 - 55' SETBACK
 - 60' SETBACK
 - 65' SETBACK
 - 70' SETBACK
 - 75' SETBACK
 - 80' SETBACK
 - 85' SETBACK
 - 90' SETBACK
 - 95' SETBACK
 - 100' SETBACK
 - 105' SETBACK
 - 110' SETBACK
 - 115' SETBACK
 - 120' SETBACK
 - 125' SETBACK
 - 130' SETBACK
 - 135' SETBACK
 - 140' SETBACK
 - 145' SETBACK
 - 150' SETBACK
 - 155' SETBACK
 - 160' SETBACK
 - 165' SETBACK
 - 170' SETBACK
 - 175' SETBACK
 - 180' SETBACK
 - 185' SETBACK
 - 190' SETBACK
 - 195' SETBACK
 - 200' SETBACK
 - 205' SETBACK
 - 210' SETBACK
 - 215' SETBACK
 - 220' SETBACK
 - 225' SETBACK
 - 230' SETBACK
 - 235' SETBACK
 - 240' SETBACK
 - 245' SETBACK
 - 250' SETBACK
 - 255' SETBACK
 - 260' SETBACK
 - 265' SETBACK
 - 270' SETBACK
 - 275' SETBACK
 - 280' SETBACK
 - 285' SETBACK
 - 290' SETBACK
 - 295' SETBACK
 - 300' SETBACK
 - 305' SETBACK
 - 310' SETBACK
 - 315' SETBACK
 - 320' SETBACK
 - 325' SETBACK
 - 330' SETBACK
 - 335' SETBACK
 - 340' SETBACK
 - 345' SETBACK
 - 350' SETBACK
 - 355' SETBACK
 - 360' SETBACK
 - 365' SETBACK
 - 370' SETBACK
 - 375' SETBACK
 - 380' SETBACK
 - 385' SETBACK
 - 390' SETBACK
 - 395' SETBACK
 - 400' SETBACK
 - 405' SETBACK
 - 410' SETBACK
 - 415' SETBACK
 - 420' SETBACK
 - 425' SETBACK
 - 430' SETBACK
 - 435' SETBACK
 - 440' SETBACK
 - 445' SETBACK
 - 450' SETBACK
 - 455' SETBACK
 - 460' SETBACK
 - 465' SETBACK
 - 470' SETBACK
 - 475' SETBACK
 - 480' SETBACK
 - 485' SETBACK
 - 490' SETBACK
 - 495' SETBACK
 - 500' SETBACK
 - 505' SETBACK
 - 510' SETBACK
 - 515' SETBACK
 - 520' SETBACK
 - 525' SETBACK
 - 530' SETBACK
 - 535' SETBACK
 - 540' SETBACK
 - 545' SETBACK
 - 550' SETBACK
 - 555' SETBACK
 - 560' SETBACK
 - 565' SETBACK
 - 570' SETBACK
 - 575' SETBACK
 - 580' SETBACK
 - 585' SETBACK
 - 590' SETBACK
 - 595' SETBACK
 - 600' SETBACK
 - 605' SETBACK
 - 610' SETBACK
 - 615' SETBACK
 - 620' SETBACK
 - 625' SETBACK
 - 630' SETBACK
 - 635' SETBACK
 - 640' SETBACK
 - 645' SETBACK
 - 650' SETBACK
 - 655' SETBACK
 - 660' SETBACK
 - 665' SETBACK
 - 670' SETBACK
 - 675' SETBACK
 - 680' SETBACK
 - 685' SETBACK
 - 690' SETBACK
 - 695' SETBACK
 - 700' SETBACK
 - 705' SETBACK
 - 710' SETBACK
 - 715' SETBACK
 - 720' SETBACK
 - 725' SETBACK
 - 730' SETBACK
 - 735' SETBACK
 - 740' SETBACK
 - 745' SETBACK
 - 750' SETBACK
 - 755' SETBACK
 - 760' SETBACK
 - 765' SETBACK
 - 770' SETBACK
 - 775' SETBACK
 - 780' SETBACK
 - 785' SETBACK
 - 790' SETBACK
 - 795' SETBACK
 - 800' SETBACK
 - 805' SETBACK
 - 810' SETBACK
 - 815' SETBACK
 - 820' SETBACK
 - 825' SETBACK
 - 830' SETBACK
 - 835' SETBACK
 - 840' SETBACK
 - 845' SETBACK
 - 850' SETBACK
 - 855' SETBACK
 - 860' SETBACK
 - 865' SETBACK
 - 870' SETBACK
 - 875' SETBACK
 - 880' SETBACK
 - 885' SETBACK
 - 890' SETBACK
 - 895' SETBACK
 - 900' SETBACK
 - 905' SETBACK
 - 910' SETBACK
 - 915' SETBACK
 - 920' SETBACK
 - 925' SETBACK
 - 930' SETBACK
 - 935' SETBACK
 - 940' SETBACK
 - 945' SETBACK
 - 950' SETBACK
 - 955' SETBACK
 - 960' SETBACK
 - 965' SETBACK
 - 970' SETBACK
 - 975' SETBACK
 - 980' SETBACK
 - 985' SETBACK
 - 990' SETBACK
 - 995' SETBACK
 - 1000' SETBACK

NOVA BEAT
 HAYS SUBDIVISION
 PLANNING AREA 9
 C-STORE
 WILLIAM H. VAN HORN SURVEY NO.
 18, ABSTRACT NO. 404
 HAYS COUNTY, TEXAS

WILLIAM H. VAN HORN SURVEY NO. 18, ABSTRACT NO. 404, HAYS COUNTY, TEXAS
 PREPARED BY: BOWMAN CONSULTING, INC.
 10000 N. 100th St., Suite 100, Overland Park, KS 66214
 (913) 666-1111 | www.bowmanconsulting.com



NO.	DESCRIPTION	DATE	BY	CHKD.
1	PREPARED	05/15/2020	W. H. VAN HORN	
2	CHECKED	05/15/2020	W. H. VAN HORN	
3	APPROVED	05/15/2020	W. H. VAN HORN	
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			
11	REVISION			
12	REVISION			
13	REVISION			
14	REVISION			
15	REVISION			
16	REVISION			
17	REVISION			
18	REVISION			
19	REVISION			
20	REVISION			
21	REVISION			
22	REVISION			
23	REVISION			
24	REVISION			
25	REVISION			
26	REVISION			
27	REVISION			
28	REVISION			
29	REVISION			
30	REVISION			
31	REVISION			
32	REVISION			
33	REVISION			
34	REVISION			
35	REVISION			
36	REVISION			
37	REVISION			
38	REVISION			
39	REVISION			
40	REVISION			
41	REVISION			
42	REVISION			
43	REVISION			
44	REVISION			
45	REVISION			
46	REVISION			
47	REVISION			
48	REVISION			
49	REVISION			
50	REVISION			
51	REVISION			
52	REVISION			
53	REVISION			
54	REVISION			
55	REVISION			
56	REVISION			
57	REVISION			
58	REVISION			
59	REVISION			
60	REVISION			
61	REVISION			
62	REVISION			
63	REVISION			
64	REVISION			
65	REVISION			
66	REVISION			
67	REVISION			
68	REVISION			
69	REVISION			
70	REVISION			
71	REVISION			
72	REVISION			
73	REVISION			
74	REVISION			
75	REVISION			
76	REVISION			
77	REVISION			
78	REVISION			
79	REVISION			
80	REVISION			
81	REVISION			
82	REVISION			
83	REVISION			
84	REVISION			
85	REVISION			
86	REVISION			
87	REVISION			
88	REVISION			
89	REVISION			
90	REVISION			
91	REVISION			
92	REVISION			
93	REVISION			
94	REVISION			
95	REVISION			
96	REVISION			
97	REVISION			
98	REVISION			
99	REVISION			
100	REVISION			

Recommendation:

Staff has reviewed the request and determined the request complies with the San Marcos Development Code and recommends **approval** of PC-20-23 as submitted.



Legislation Text

File #: CUP-20-11, **Version:** 1

AGENDA CAPTION:

CUP-20-11 (Surterra) Hold a public hearing and consider a request by Marcus Ruark with Surterra Texas, LLC, on behalf of Timothy D. England, SVP, Highpointe Trace, LLC, for a new Conditional Use Permit to allow the use of Bio-Medical Facilities, Distribution Center, Food Processing (no outside public consumption), and Plant Nursery (retail sales / outdoor storage) at 1105 Van Horn Trce. (A. Villalobos)

Meeting date: May 26, 2020

Department: Planning and Development Services Department

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:

Workforce Development

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 - Choose an item.
- Core Services
- Not Applicable

Master Plan:

Vision San Marcos - A River Runs Through Us

Background Information:

The subject property is located within the Trace Planned Development District (PDD). The Trace PDD was approved in 2015 by the City Council. Development at Trace has been on-going and currently includes several phases of residential homes, neighborhood parks, Rodriguez Elementary, and various phases of major roadways throughout the development.

Surterra is one of three companies licensed in the Texas Compassionate Use Program to cultivate and manufacture low-THC medical cannabis for specific patient groups across Texas. The Texas Compassionate Use Program is regulated and enforced by the Texas Department of Public Safety (DPS). The proposed use of the property falls into several categories in the Land Use Matrix within the Trace PDD, therefore, this Conditional Use Permit includes a requests for several uses. Below is a list of all uses that the proposed development falls under and whether they are permitted by right, or conditional within the PDD/GC zoning district:

Permitted Uses

- Offices
- Pharmacy
- Research Lab (non-hazardous)
- Retail Store (under 10,000 s.f. or more bldg.) no outside sales

Conditional Uses

- Bio Medical Facilities
- Distribution Center
- Food Processing (no outside public consumption)
- Plant Nursery (retail sales/outdoor storage)

Council Committee, Board/Commission Action:

n/a

Alternatives:

n/a

Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of CUP-20-11 with the following conditions:

1. No more than 5,000 square feet of the interior of the facility shall be used for the use of distribution and

the facility shall have no more than 6 distribution truck bays.

2. All distribution truck traffic associated with Surterra shall be prohibited from using Esplanade Parkway.

Conditional Use Permit	1105 Van Horn Trace
CUP-20-11	Surterra



Summary

Request:	New Conditional Use Permit for the use of Bio-Medical Facilities, Distribution Center, Food Processing (no outside public consumption), and Plant Nursery (retail sales / outdoor storage)		
Applicant:	Marcus Ruark Surterra Texas, LLC 600 Congress Ave Austin, TX 78701	Property Owner:	Timothy D. England, SVP Highpointe Trace, LLC 530 Technology, Ste 100 Irvine, CA 92618
CUP Expiration:	N/A	Type of CUP:	Land Use
Interior Floor Area:	+/- 125,200 sq ft	Outdoor Floor Area:	Site is +/- 9.75 acres
Parking Required: <u>Office:</u> 1 per 300 SF GFA <u>Retail:</u> 1 per 250 SF GFA <u>Research Lab:</u> 1 for each 1.5 employees in the maximum work shift. <u>Distribution Center:</u> 1 space for each 2,000 SF GFA	Parking Provided: <u>Office:</u> 47 spaces (14,000 sf GFA proposed) <u>Retail:</u> 40 spaces (10,000 sf GFA proposed) <u>Research Lab:</u> 84 spaces (125 employees proposed) <u>Distribution Center:</u> 2 spaces (3,200 sf GFA proposed) Total Proposed: 173		
Days & Hours of Operation:	The applicant provided the following overview of facility hours of operation: <i>"The hours of operation will vary by operational function. In general, the entire facility needs to be accessible 24 hours per day. Cultivation, processing, operations, and inventory management, for instance, may need 24 hour access, though primary activities would occur during typical workday hours. Retail operations would be limited only by the requirements of the Trace development and, to the extent retail operations are limited, we may still provide delivery outside those hours."</i>		

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	May 14, 2020
Response:	None as of the date of this report		

Property Description

Legal Description:	+/- 9.75 acres out of the William H. Van Horn Survey		
Location:	1105 Van Horn Trace		
Acreage:	+/- 9.75	PDD/DA/Other:	Ord. 2015-42
Existing Zoning:	Planned Development District with a base zoning of General Commercial (PDD/GC)	Proposed Zoning:	N/A

Conditional Use Permit	1105 Van Horn Trace
CUP-20-11	Surterra



Existing Use:	Vacant	Proposed Use:	Bio-Medical Facilities; Distribution Center; Food Processing (no outside public consumption); Plant Nursery (retail sales / outdoor storage); Office; Pharmacy; Research Lab (non-hazardous); Retail Store (under 10,000 s.f. or more bldg.) no outside sales
Preferred Scenario:	Employment Area	Proposed Designation:	Employment Area
CONA Neighborhood:	N/A	Sector:	5
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:	Agricultural Ranch (AR)	Vacant / rural	Employment Area
South of Property:	Planned Development District with "Public" Base Zoning (PDD/P)	Vacant / rural	Employment Area
East of Property:	Planned Development District with "GC" Base Zoning (PDD/GC)	Vacant / rural	Employment Area
West of Property:	Planned Development District with "GC" Base Zoning (PDD/GC)	Vacant / rural	Employment Area

Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions	<input type="checkbox"/>	Denial	<input type="checkbox"/>
<p>Staff recommends approval of CUP-20-11 with the following conditions:</p> <ol style="list-style-type: none"> 1. No more than 5,000 square feet of the interior of the facility shall be used for the use of distribution and the facility shall have no more than 6 distribution truck bays. 2. All distribution truck traffic associated with Surterra shall be prohibited from using Esplanade Parkway. 					
Staff: Andrea Villalobos, AICP, CNU-A		Title : Senior Planner		Date: May 18, 2020	

Conditional Use Permit	1105 Van Horn Trace
CUP-20-11	Surterra



History

The subject property is located within the Trace Planned Development District (PDD). The Trace PDD was approved in 2015 by the City Council. Development at Trace has been on-going and currently includes several phases of residential homes, neighborhood parks, Rodriguez Elementary, and various phases of major roadways throughout the development.

Additional Analysis

Surterra is one of three companies licensed in the Texas Compassionate Use Program to cultivate and manufacture low-THC medical cannabis for specific patient groups across Texas. The Texas Compassionate Use Program is regulated and enforced by the Texas Department of Public Safety (DPS). The proposed use of Surterra falls into several categories in the Land Use Matrix within the Trace PDD, therefore, this Conditional Use Permit includes requests for several uses. Below is a list of all uses that the proposed development falls under and whether they are permitted by right, or conditional within the PDD/GC zoning district:

Permitted Uses

- Office
- Pharmacy
- Research Lab (non-hazardous)
- Retail Store (under 10,000 s.f. or more bldg.) no outside sales

Conditional Uses

- Bio Medical Facilities
- Distribution Center
- Food Processing (no outside public consumption)
- Plant Nursery (retail sales/outdoor storage)

The site is proposed to be developed as one building with associated parking, drive-aisles, and an exterior screened area for certain storage items (see preliminary site plan). Per DPS regulations, Surterra is not permitted to store regulated materials (cannabis and cannabis-based medicines) outside of the secure facility. The applicant may use exterior portions of the building for the secure and safe storage of processing materials (such as CO2) and/or for DPS-regulated activities such as a compost pile. Surterra proposes to have four truck bays. The primary use of those bays will be for the loading of delivery trucks or the unloading of supply trucks. While large trucks may access the bays on occasion, the applicant does not envision using large trucks to transport materials to/from this facility. According to the applicant, the products are typically small in size and don't require such bulk transport. The building will include the following square footage divisions for a total of approximately 125,200 square feet:

- Office: 14,000 sf
- Retail: 10,000 sf
- Cultivation/ Processing/ Analytics/ Packaging: 98,000 sf
- Distribution: 3,200 sf

Conditional Use Permit	1105 Van Horn Trace
CUP-20-11	Surterra



Comments from Other Departments

Police	Commented that the facility will be regulated by the Department of Public Safety
Fire	No Comment
Public Services	No Comment
Engineering	Requested that truck traffic not utilize Esplanade Parkway.

Evaluation			Criteria for Approval (Sec. 2.8.3.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.</p> <p><i>The subject property is located within an Employment Area on the Comprehensive Plan. The 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 subject property’s location within an Employment Area is consistent with the policies embodied in the Comprehensive Plan and the site will have access to major roadways.</i></p>
		<u>N/A</u>	<p>The proposed use is consistent with any adopted neighborhood character study for the area.</p> <p><i>Studies were not complete at the time of the request.</i></p>
<u>X</u>			<p>The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.</p> <p><i>The General Commercial zoning district is described in the Trace PDD as follows:</i></p> <p><i>The General Commercial district is “intended to provide shovel ready opportunities for prospective companies and employers. These could include limited (light) commercial and service-related establishments; clean manufacturing; corporate headquarters; and office park/office building uses. The commercial uses within this district will have operation characteristics that are generally compatible with the Community Commercial District and the Multi-Family residential areas immediately adjacent to this area. Careful consideration of building heights and screening will apply. Enhanced architectural guidelines for this area are discussed in Section 6.3 Commercial. Except as otherwise provided herein, this district will comply with the General Commercial (GC) criteria of the City of San Marcos Zoning Regulations.”</i></p>

Conditional Use Permit	1105 Van Horn Trace
CUP-20-11	Surterra



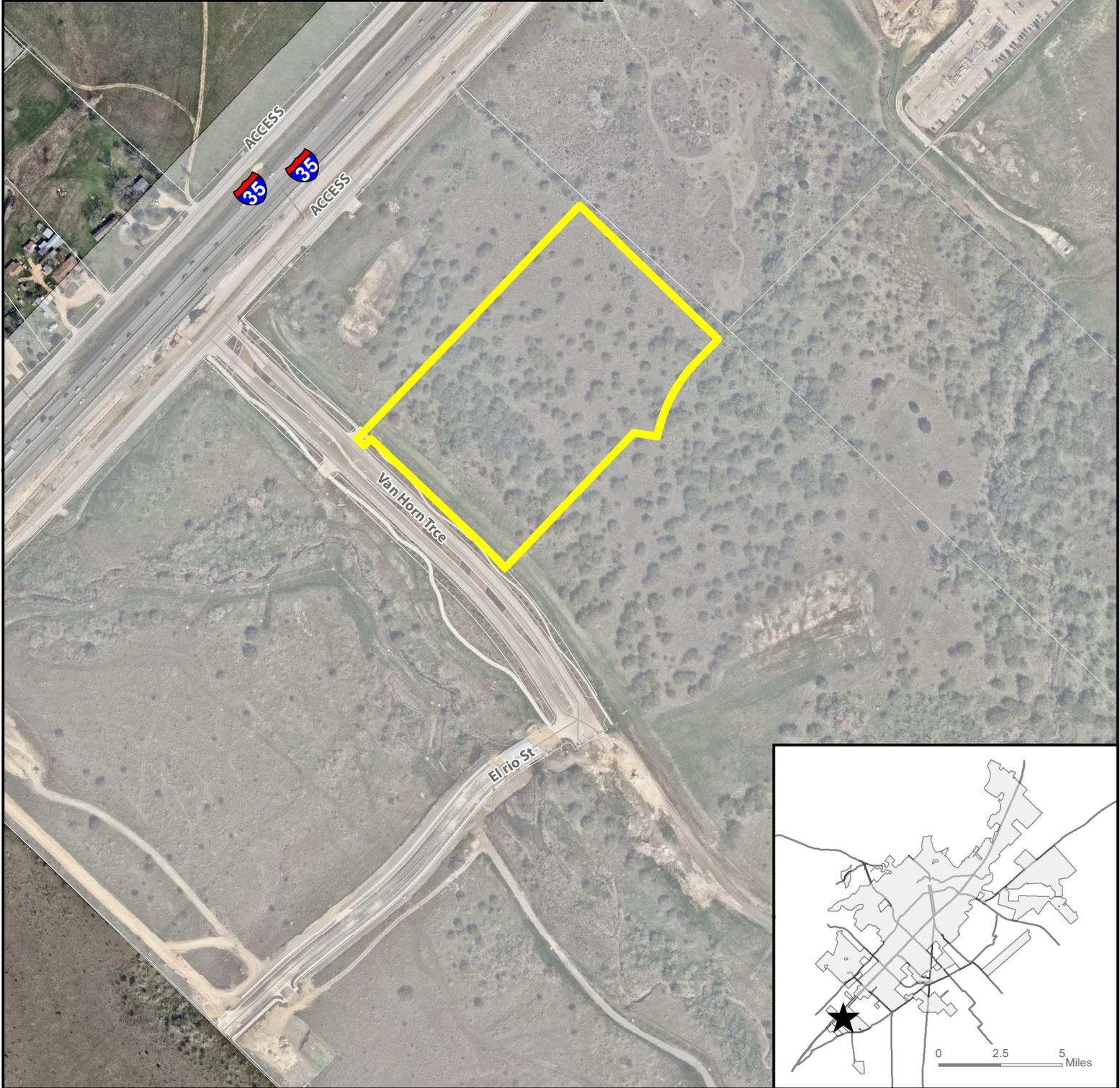
		<p><i>While the proposed Surterra business is comprised of several land uses, all such uses proposed are consistent with the general description of the zoning district. In addition, the subject property is not located directly adjacent to the multifamily residential district within Trace or any single-family uses. The proposed building will be required to meet all architectural guidelines and screening requirements outlined in the Trace PDD.</i></p>
<p>X</p>		<p>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.</p> <p><i>One of the identified goals within the Trace PDD is “to create new employment opportunities in the City of San Marcos and allow for easy access to and from those employment centers within Trace.” As demonstrated on the Trace Concept Plan (attached), the subject property and all General Commercial zoning within Trace is situated away from any Single-Family zoning and is further separated by greenway and open space infrastructure. The subject property is approximately 2,397 feet from Rodriguez Elementary and meets the Texas DPS requirements that the use be more than 1,000 feet from a school. The subject property has access to Van Horn Trace, one of the development’s major arterials. Van Horn Trace is designed as a boulevard street, with significant landscaping and bike infrastructure (see Van Horn Trace rendering in packet). A portion of this roadway is currently under construction by the subdivision developer, Highpointe Trace. The subject property will have access to this roadway through private drives. Distribution truck traffic for Surterra will occur at the east of the building and truck traffic will be required to take a right-out onto Van Horn Trace. The subject property may also have access to the extension of El Rio Street, however, the alignment of this street is still not finalized.</i></p> <p><i>The site will be improved in accordance with the commercial regulations of the Land Development Code and the regulations of the PDD. Per the PDD, all service and loading areas are required to be oriented away from Van Horn Trace and shall be screened from public view through the use of screening devices which are compatible to the façade of the primary building.</i></p>

Conditional Use Permit	1105 Van Horn Trace
CUP-20-11	Surterra

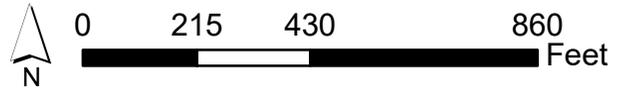


<u>X</u>		<p>The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.</p> <p><i>The proposed use will generate some distribution truck traffic. According to the applicant, Surterra is proposing 4 truck bays. The primary use of those bays will be for the loading of delivery trucks or the unloading of supply trucks. While large trucks may access the bays on occasion, the applicant does not envision using large trucks to transport materials to/from this facility. According to the applicant, the products are typically small in size and don't require such bulk transport. To eliminate any potential conflicts, the Engineering Department recommends prohibiting truck traffic along Esplanade Parkway. All truck traffic should be managed on the IH-35 frontage road via Van Horn Trace.</i></p>
<u>X</u>		<p>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.</p> <p><i>In addition to the Engineering Department's recommendation that trucks not utilize Esplanade Parkway, distribution trucks will access Surterra through the use of a street-like private drive to the north and west of the property (reference preliminary site plan).</i></p>
<u>X</u>		<p>The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.</p> <p><i>The subject property will be required to meet all screening standards outlined in the Land Development Code and the Trace PDD which are intended to ensure there is adequate screening of all parking and service areas from any public rights-of-way.</i></p>
<u>X</u>		<p>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.</p> <p><i>The proposed use will be required to meet all standards of the General Commercial zoning district and all regulations in the Trace Planned Development District. The applicant is not requesting any deviations to such standards.</i></p>

CUP-20-11 Aerial View Surterra — 1105 Van Horn Trce



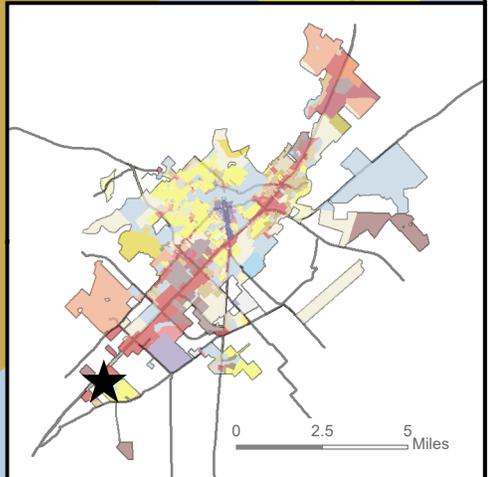
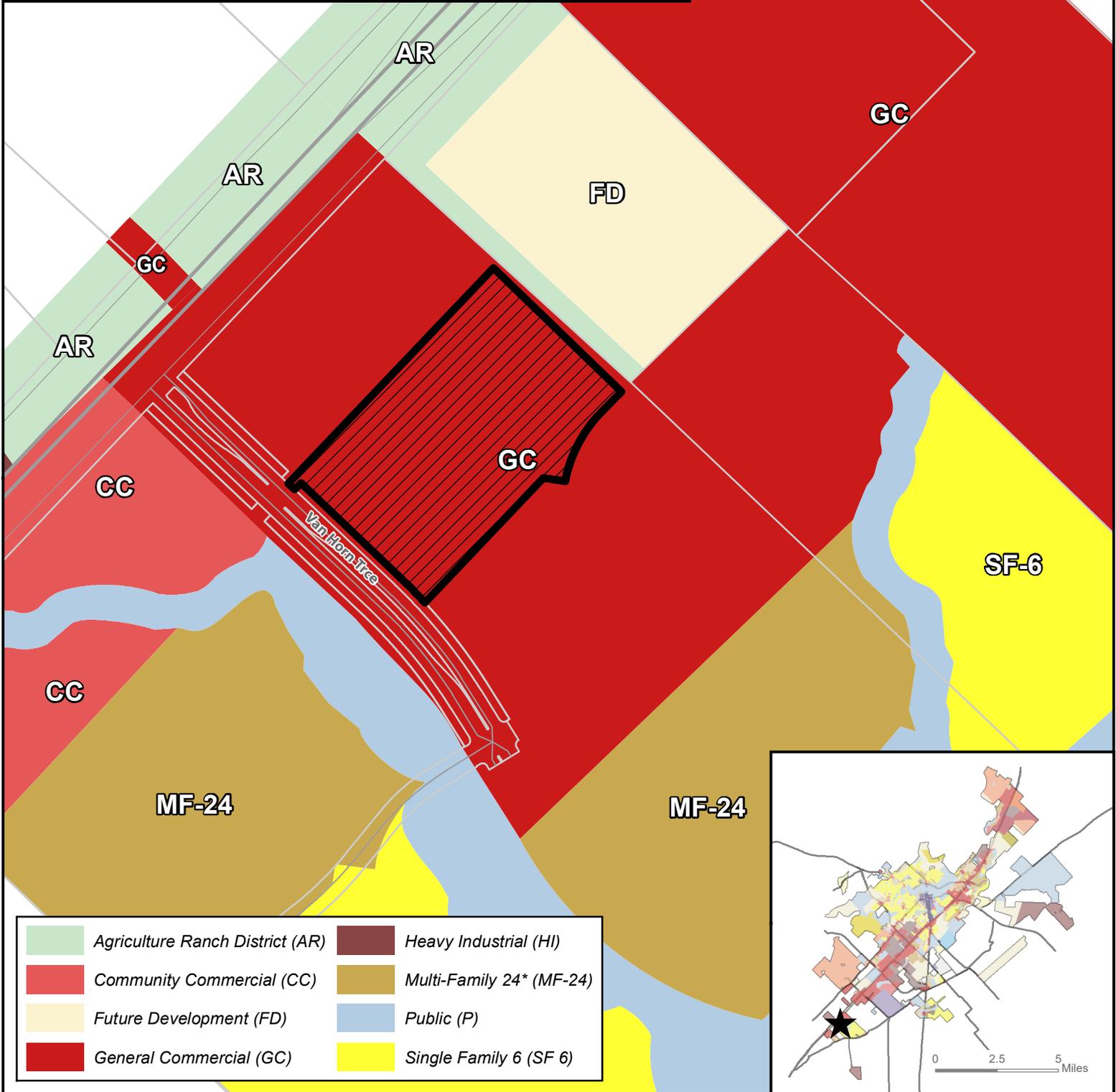
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



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.

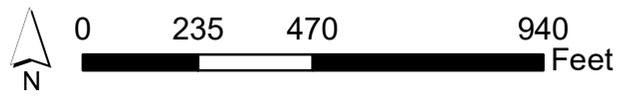
Map Date: 5/12/2020

CUP-20-11 Existing Zoning Surterra — 1105 Van Horn Trce



	Agriculture Ranch District (AR)		Heavy Industrial (HI)
	Community Commercial (CC)		Multi-Family 24* (MF-24)
	Future Development (FD)		Public (P)
	General Commercial (GC)		Single Family 6 (SF 6)

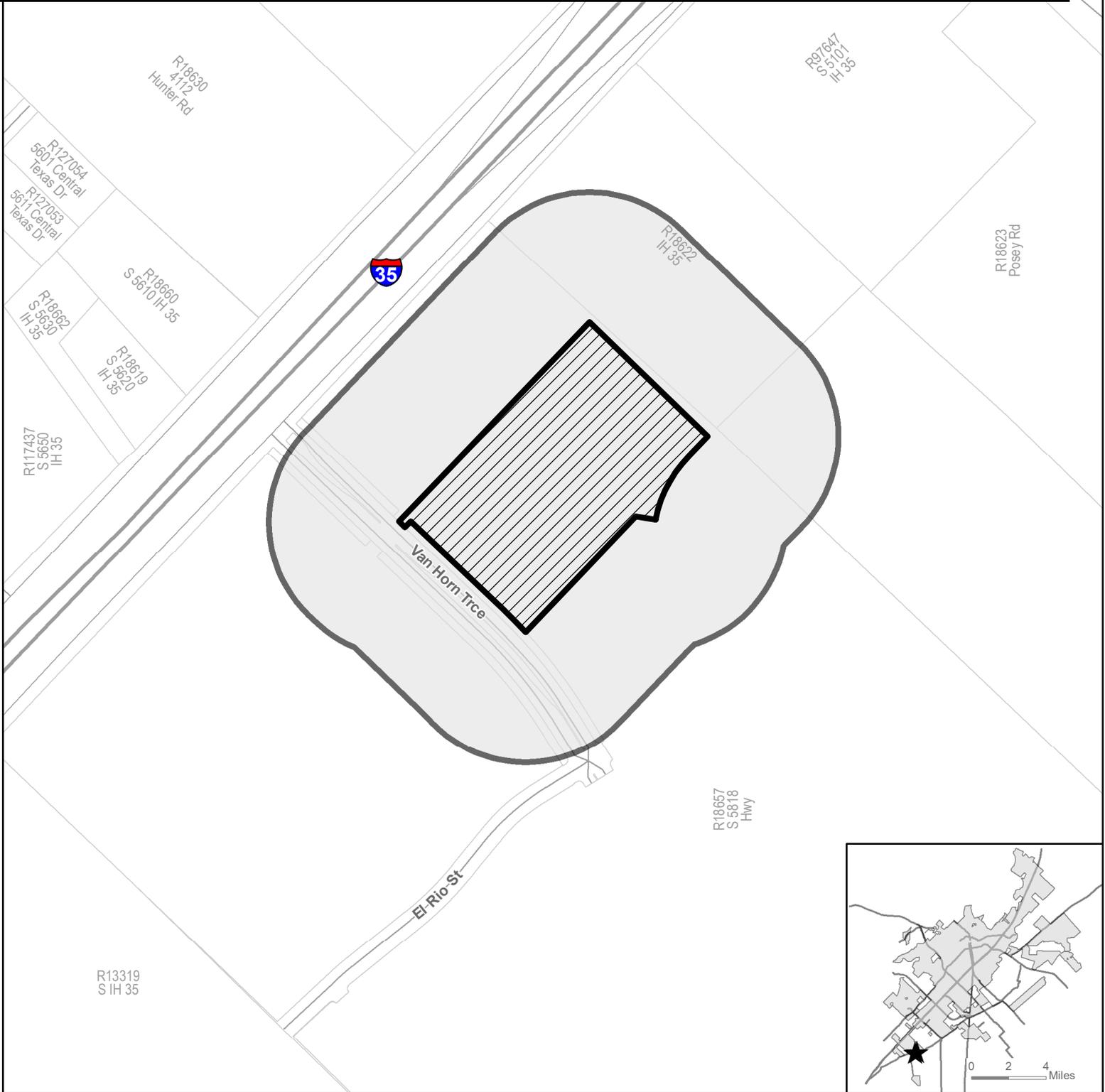
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



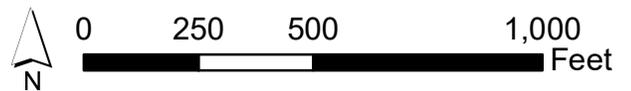
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/12/2020

CUP-20-11 400' Notification Buffer Surterra — 1105 Van Horn Trce



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



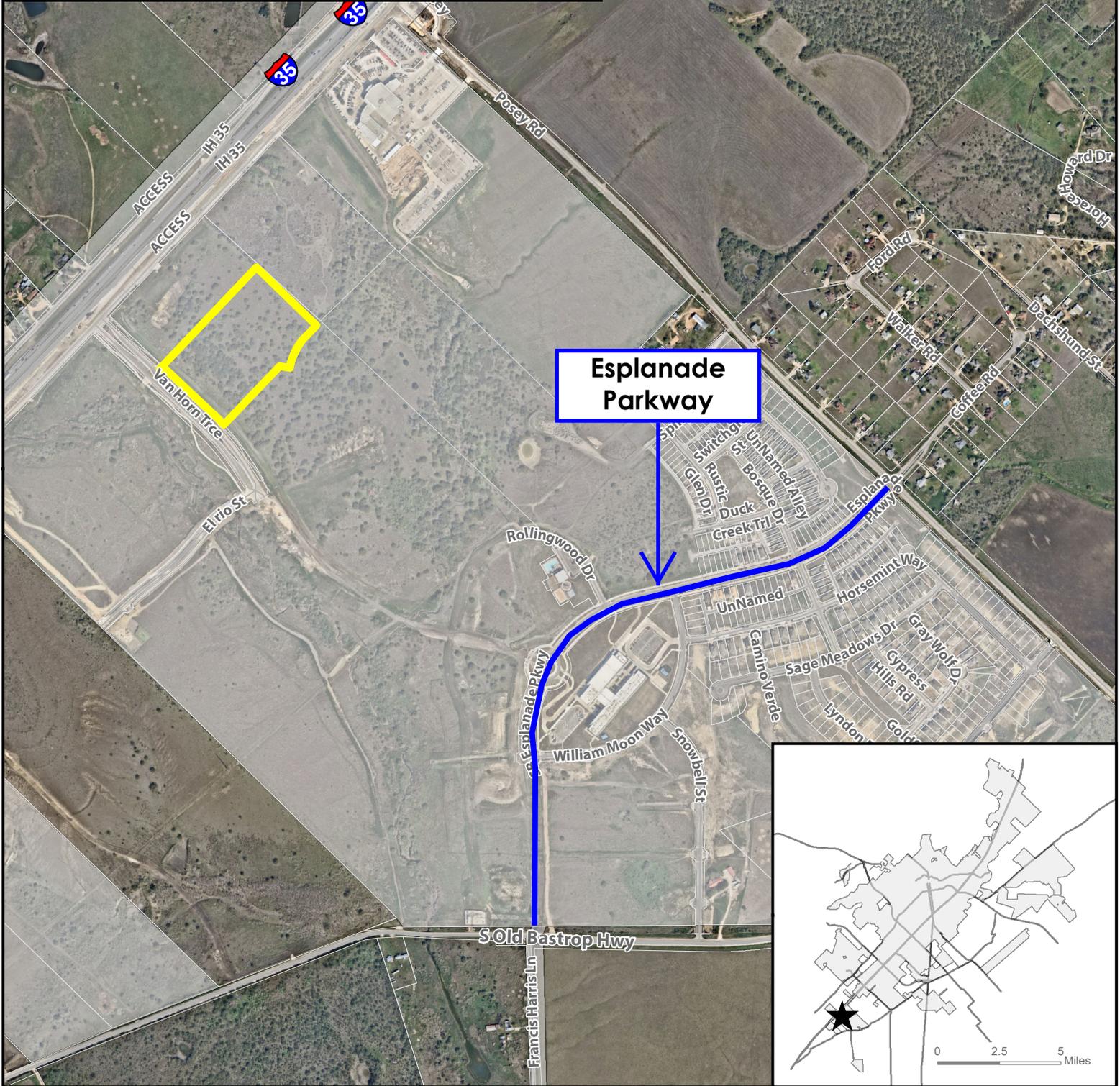
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/12/2020

CUP-20-11 Notification Addresses

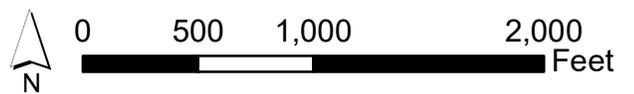
Parcel	Property Address	Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
R18622	5111 N IH 35	Kimbery Gunnarson	PO Box 746		San Marcos	TX	78666
R18657	5818 S OLD BASTROP HWY	Highpointe Trace LLC	530 Technology	Suite 100	Irvine	CA	92618

CUP-20-11 Location of Esplanade Parkway Surterra — 1105 Van Horn Trce



Esplanade Parkway

- ★ 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: 5/13/2020



PLANNING AND DEVELOPMENT SERVICES

5/17/2020

ZC-20-11

**Notice of Public Hearing
Conditional Use Permit Request
Surterra Texas, LLC
1105 Van Horn Trce**

On **Tuesday, May 26, 2020**, the San Marcos Planning & Zoning Commission will consider the following:

Hold a public hearing and consider a request by Marcus Ruark with Surterra Texas, LLC, on behalf of Timothy D. England, SVP, Highpointe Trace, LLC, for a new Conditional Use Permit to allow the use of Bio-Medical Facilities, Distribution Center, Food Processing (no outside public consumption), and Plant Nursery (retail sales / outdoor storage) at 1105 Van Horn Trce (A. Villalobos).

The Planning & Zoning Commission will approve, approve with conditions, or deny the request. Before making its decision, the Commission will hold a public hearing 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 public hearing and seek your opinion of the request.

The public hearing will be conducted via a virtual meeting on **Tuesday, May 26, 2020, at 6:00 p.m.** 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 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, Andrea Villalobos at 512-805-2623. When calling, please refer to case number **CUP-20-11**

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**

CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name	Marcus Ruark	Property Owner	
Company	Surterra Texas, LLC	Company	
Applicant's Mailing Address	600 Congress Ave Austin, TX 78701	Owner's Mailing Address	
Applicant's Phone #	(512) 541-0737	Owner's Phone #	
Applicant's Email	mruark@liveparallel.com	Owner's Email	

PROPERTY INFORMATION

Subject Property Address: _____

Zoning District: _____ Tax ID #: R_____

Legal Description: Lot _____ Block _____ Subdivision _____

DESCRIPTION OF REQUEST

Please use this space to describe the proposal. Attach additional pages as needed.

AUTHORIZATION

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

Initial Filing Fee \$793* Technology Fee \$13 **TOTAL COST \$806**

Renewal/Amendment Filing Fee \$423* Technology Fee \$13 **TOTAL COST \$436**

**Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits*

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

PROPERTY OWNER AUTHORIZATION

I, _____ (owner name) on behalf of
_____ (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
_____ (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: *S.D. English* Date: _____

Printed Name, Title: _____

Signature of Agent: *Caren Williams-Murch* Date: 3-26-2020

Printed Name, Title: _____



CHECKLIST FOR CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION

The following items are requested for consideration of this application. These and additional items may be required at the request of the Department		Comments
<input checked="" type="checkbox"/>	Pre-development meeting with staff is recommended <ul style="list-style-type: none"> • Please visit http://sanmarcostx.gov/1123/Pre-Development-Meetings to schedule 	Completed 4-8-2020
<input checked="" type="checkbox"/>	Completed Application for Conditional Use Permit (General)	attached
<input checked="" type="checkbox"/>	Site Plan illustrating, where appropriate: location, square footage and height of existing and proposed structures, landscaping or fencing, setbacks, parking, ingress & egress, signs, etc.	attached
<input type="checkbox"/>	Floor Plan(s) illustrating fire exits, doors, rooms, indoor & outdoor seating, kitchen, bar, restrooms, fire exits, etc.	
<input checked="" type="checkbox"/>	Written statement explaining how the organization will comply with the code standards regarding fraternity / sorority	Not applicable. Not a fraternity nor sorority
<input checked="" type="checkbox"/>	Business Details including Business Trade Name, Type of Entity (Individual, Partnership, Corporation, Etc), Entity Contact Person, Address, Email, Phone Number	Surterra Texas, LLC Limited Liability Company Marcus Ruark mruark@liveparallel.com (512) 541-0737
<input type="checkbox"/>	Detail Entertainment Facilities (on site plan or in writing) including television locations, stages, dancing areas, live music, acoustic music, ambient speaker music, etc	Not applicable
<input checked="" type="checkbox"/>	Notification Authorization	attached
<input checked="" type="checkbox"/>	Authorization to represent the property owner, if the applicant is not the owner	attached
<input checked="" type="checkbox"/>	Initial Application Filing Fee \$793 Renewal or Amendment Filing Fee \$423 Technology Fee \$13	will be paid online once application is posted

****San Marcos Development Code Section 2.3.1.1(C): “Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete...”**

For Renewals, staff *may* accept a written statement that no changes have been made if original copies are available on file

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

Additional Information

Surterra Wellness is one of three companies licensed in the Texas Compassionate Use Program to cultivate and manufacture low-THC medical cannabis for specific patient groups across Texas.

While the Compassionate Use Program was originally limited to patients with intractable epilepsy, the program has now expanded to include epilepsy, seizure disorders, multiple sclerosis, spasticity, ALS, autism, terminal cancer, and incurable neurodegenerative diseases. With this expansion of the program, Surterra is excited about the possibility of relocating and expanding its operations in San Marcos!

We have identified a tract of land for a new construction facility at the TRACE development off of IH-35 as our new potential home in Texas and are ready, willing and able to relocate our operations once your Department endorses our plan. Our build-out of the facility would include the following components and follow any and all permitting required by all state and local permitting agencies;

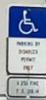
- *Offices for our Surterra Texas Headquarters*
- *A small retail space (up to 10k SF) for patients to pick-up their medication and to receive product consultation*
- *Cultivation rooms and cultivation-related activities spaces*
- *Tissue culture lab*
- *Bio-Medical space for extraction, refinement, formulation, and product assembly*
- *Space for testing and analytics*
- *Packaging space*
- *Inventory space/storage*
- *Space for distribution activities (our location in San Marcos would distribute to 5-7 regional distribution centers around Texas)*
- *Maximum allowable signage*
- *Connecting the existing curb cut to improved parking areas for ingress/egress*

Please note we are trying to obtain a Conditional Use Permit (CUP) which will allow Bio-Medical Facilities; Distribution Center; Plant Nursery (Retail Sales/Outdoor Storage) and possibly Food Processing (if any of the product is edible).

The uses already allowed with TRACE are Offices, Pharmacy, Research lab (non-Hazardous) and Retail Store under 10,000sf or more building with no outdoor sales.

Surterra anticipates to relocate/start with 25 employees when they begin to operate and should scale to 200 employees by the end of Year 1.

 **SURTERRA**
WELLNESS



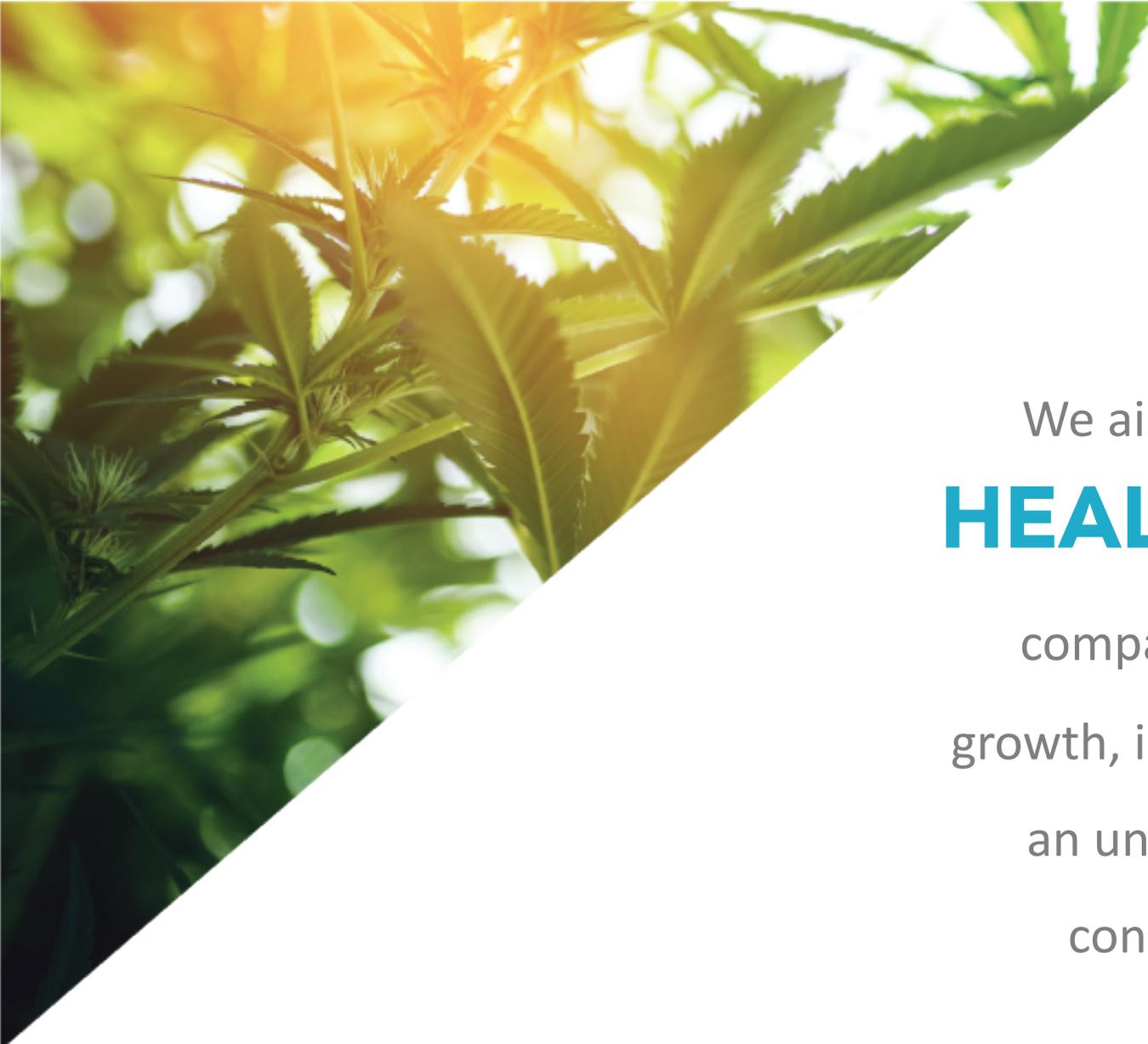
10761





 **SURTERRA**
WELLNESS

COMPANY OVERVIEW



We aim to become the leading global
HEALTH AND WELLNESS

company through continued strategic growth, industry leading best practices, and an unrelenting focus on empowering consumers to find their wellness.



wellness **FOR ALL**

- Alleviating effects of PTSD.
- Providing relief for troubled sleep.
- Easing symptoms of chronic pain.

The science shows clear effectiveness and natural health benefits of cannabis-based care.

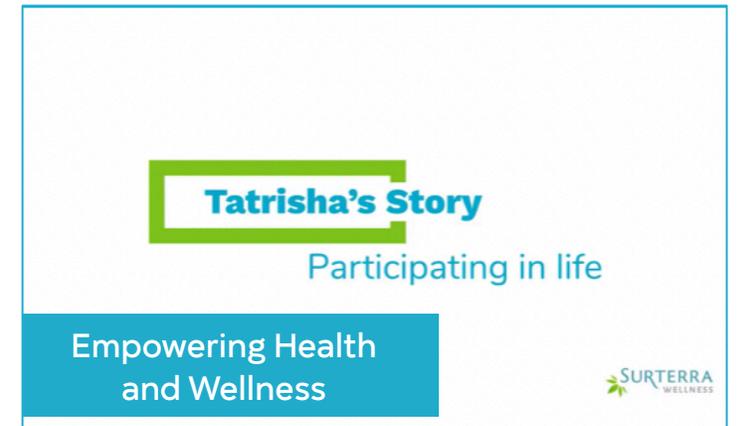
Meeting the needs of individuals who choose the natural medical relief and wellness enhancing benefits of cannabis products.

safe CONSISTENT PRODUCTS



Organic and Natural Products engineered to take the guesswork out of cannabis treatments by delivering targeted wellness benefits, in measured ratios, predictable dosing mechanisms and child-proof packaging.

vertical OPERATIONS



natural CULTIVATION EXPERTISE

Surterra has substantial expertise producing very low cost cannabis in greenhouse environments – crucial for partnership longevity.



Largest cultivation facility on the East Coast – key for securing low costs in long term



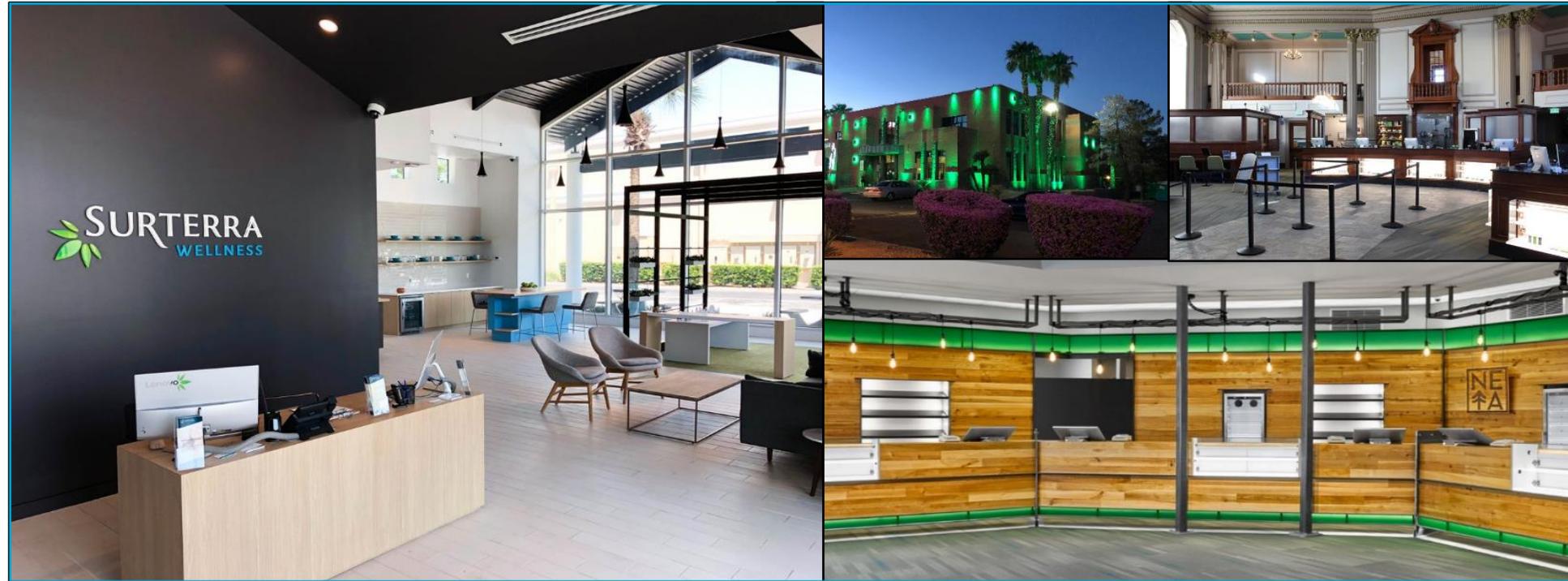
Indoor and greenhouse grow conditions for flexible grow strategies



Best in class natural raw materials program and multiple extraction technologies that support multiple product families

expanding **RETAIL FOOTPRINT**

25+ Surterra Wellness Centers in Florida, and Growing.



Surterra has substantial expertise creating and operating some of the cannabis industry's most cutting edge experiential retail concepts.



Established and
**SUSTAINABLE
COMPANY**

Striving to be the gold standard for quality, safety and education

- Offering high-quality and trusted brands
- Putting consumers and employees first
- Executing a profitable business
- Developing a highly scalable business platform
- Implementing industry-leading standards
- Following state and federal regulations

innovation through science,

RESEARCH AND THE USE OF TECHNOLOGY

Surterra's dedication to innovation can be seen through our pending acquisition of Molecular Infusions, a leading R&D operator focused on the cannabis space and a recently announced partnership with public genetics firm Intrexon.





strong **LEADERSHIP**

Chairman and CEO William "Beau" Wrigley, Jr., visionary experienced business leader, bringing decades of experience in global brand building.

// As an industry leader, we have the privilege and the responsibility to create a framework for this new paradigm in the cannabis industry and to demystify outdated notions – separating myths from today's reality. **//**

- William "Beau" Wrigley, Jr.
Chairman & CEO

Experienced Leadership Team with diverse array of experience from best-in-class companies and a vast array of industries from consumer packaged goods, technology, e-commerce, government, healthcare and beyond.

we care **ABOUT DIVERSITY**

- Dedicated to building the most compassionate and talented team in the industry
- Attracting diverse employees from a variety of backgrounds
- Bringing their own unique experience

52.1%

Female Team Members

Commitment to fairness and equality
Building a culture of responsibility and respect

40.5%

Minority Team Members

Partnership with Minorities 4 Medical Marijuana
Employees with experiences from all over the world

8.2%

Veteran

Partnership with Objective Zero
Job fairs with Veteran focus



we do things
DIFFERENTLY

We're one of the fastest growing health and wellness companies In the United States.

We believe strongly in:

- Expanded health and wellness options for everyone.
- Responsible cannabis policy that allows our nation to realize a full spectrum of health and economic benefits.
- Individual educational consultations with consumers.
- Extraordinary service.
- Strong community partnerships.
- Leading government relations.

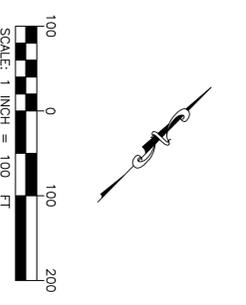
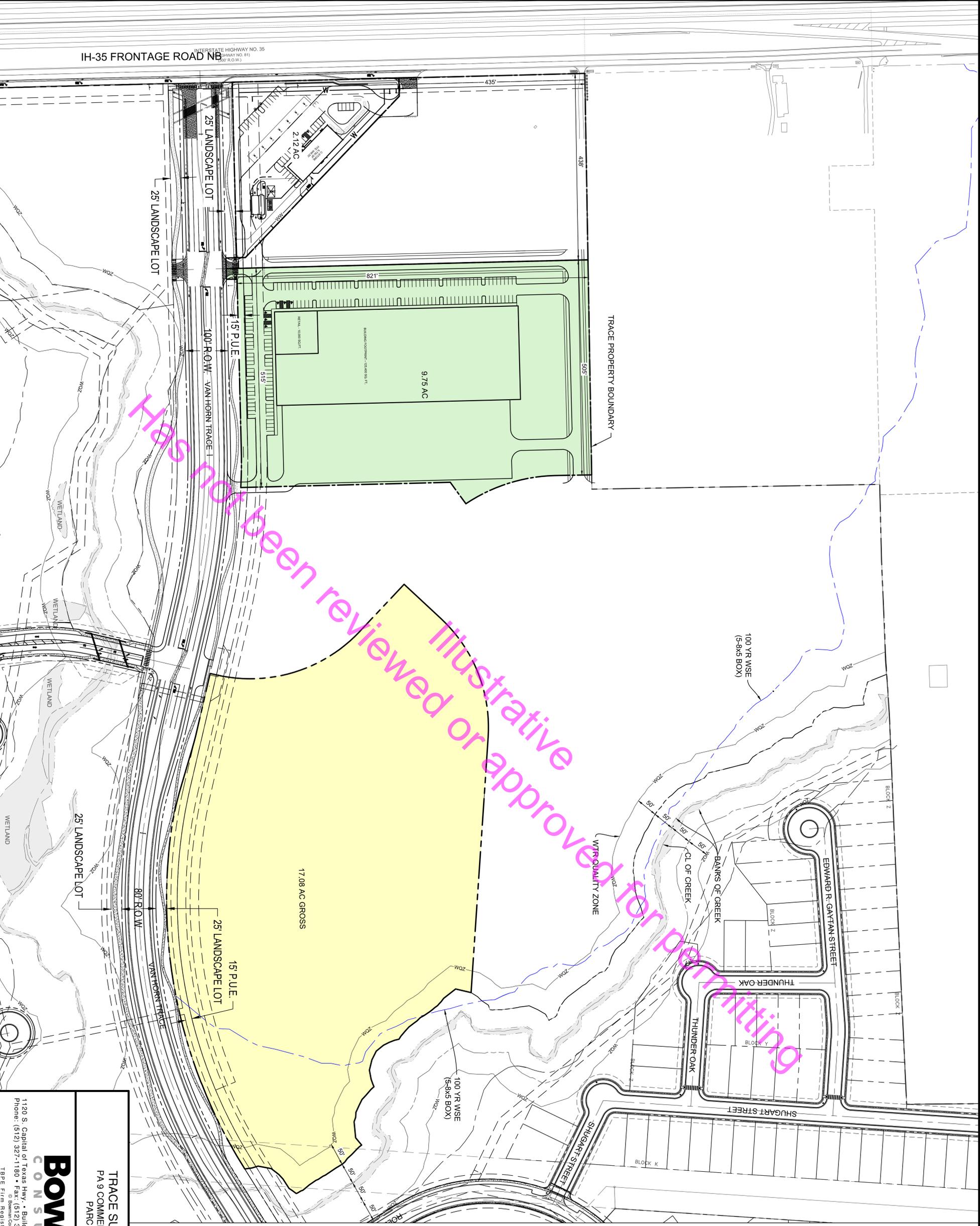


THANK YOU

We aim to become the leading global

HEALTH *AND* WELLNESS

company through continued strategic growth, industry leading best practices, and an unrelenting focus on empowering consumers to find their wellness.



- NOTES:
1. THIS PROJECT IS IN THE NAD 1983 STATE PLANE TEXAS SOUTH CENTRAL COORDINATE SYSTEM.

TRACE SUBDIVISION
PA 9 COMMERCIAL TRACTS
PARCEL MAP

Bowman
CONSULTING

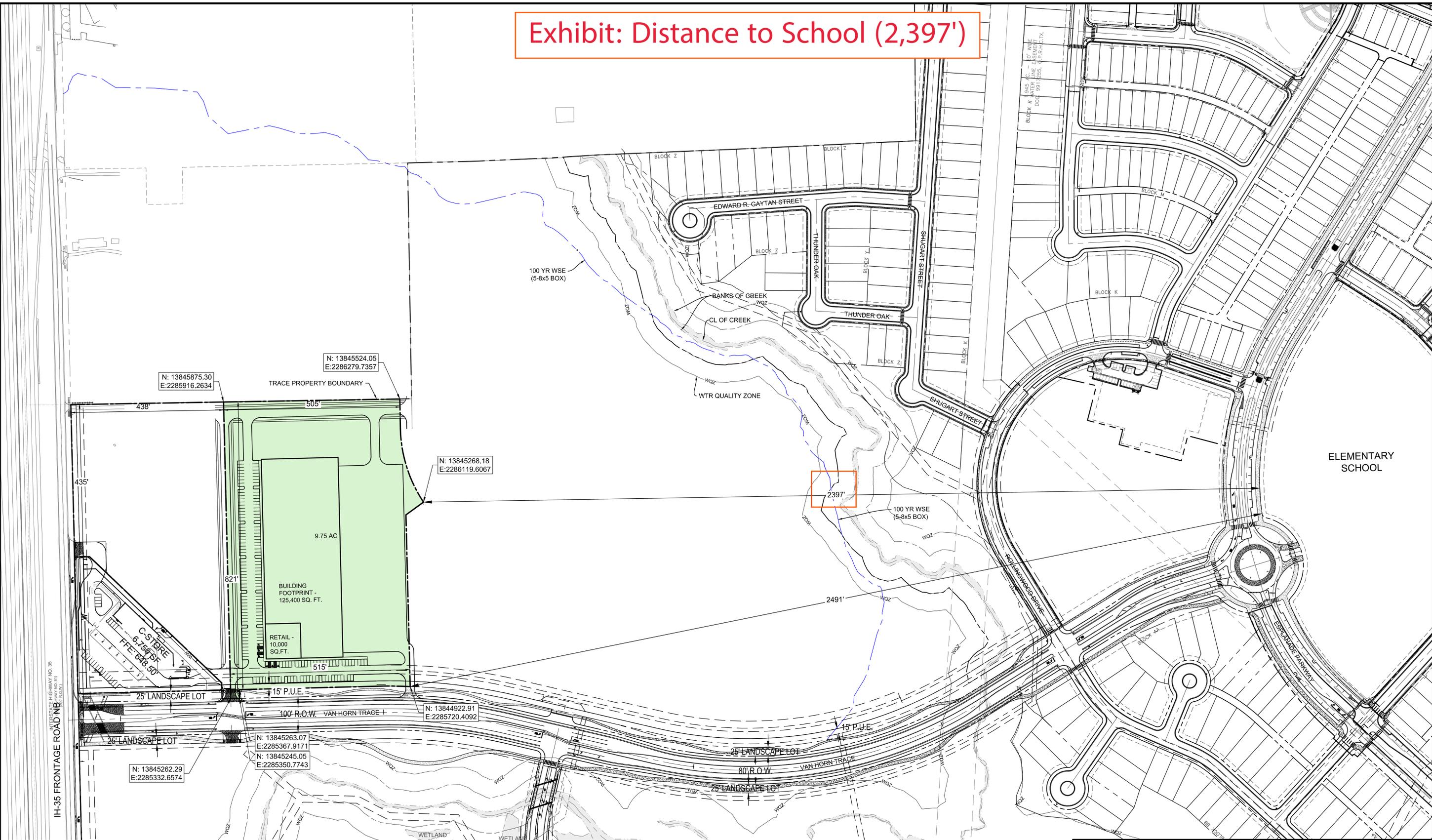
1120 S. Capital of Texas Hwy. • Building 3, Suite 220 • Austin, Texas 78746
Phone: (512) 327-1180 • Fax: (512) 327-4062 • www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.
TPE Firm Registration No. F-14309

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF AN ARKEMA FACILITY UNDER THE AUTHORITY OF NICHOLAS G. KEHL, P.E. #104450 2/2020 ON MARCH 31, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

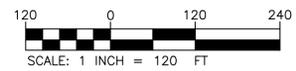
March 31, 2020
SHEET 1 OF 1

PRELIMINARY NOT FOR CONSTRUCTION

Exhibit: Distance to School (2,397')



NOTES:
 1. THIS PROJECT IS IN THE NAD 1983 STATE PLANE TEXAS SOUTH CENTRAL COORDINATE SYSTEM.

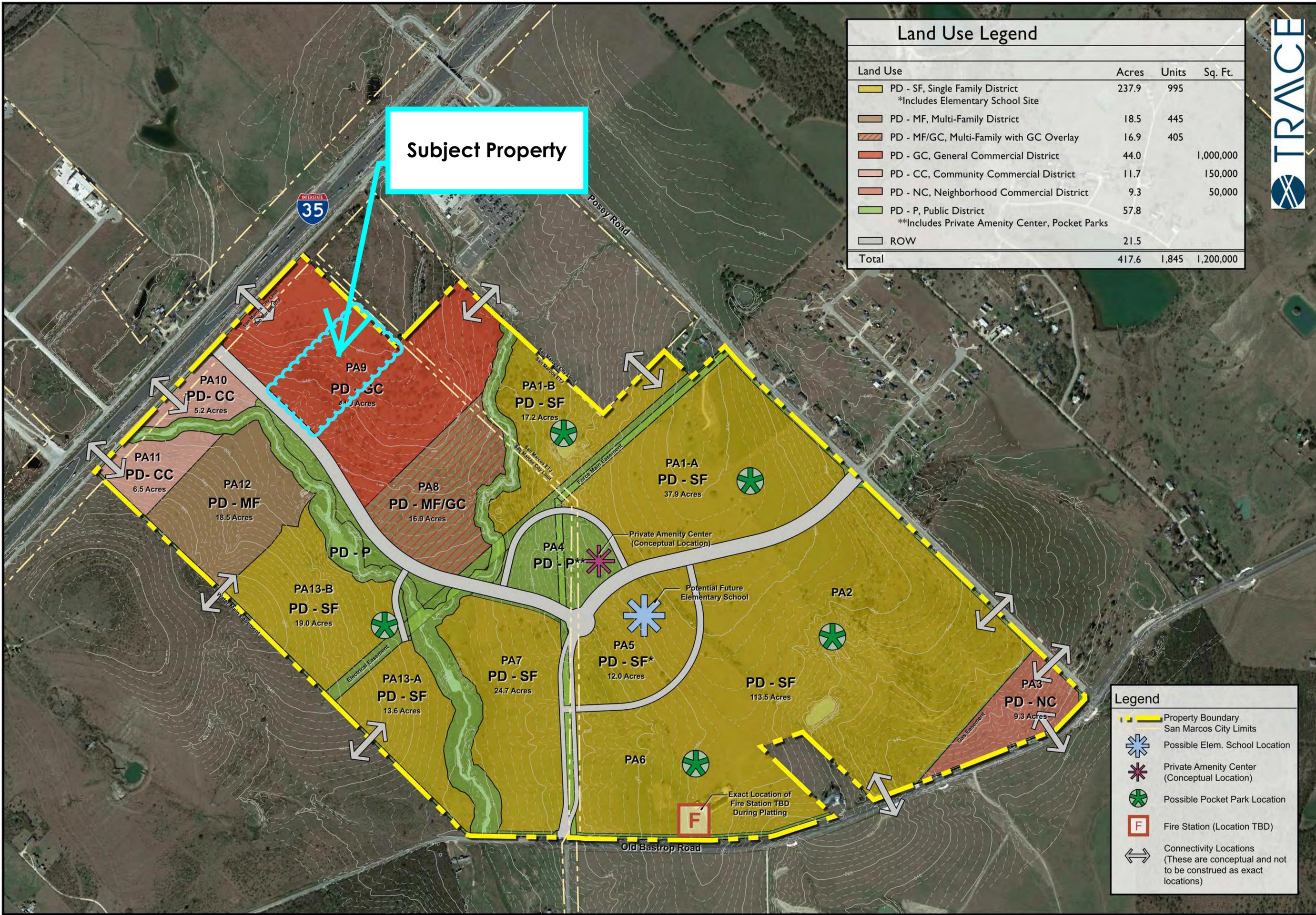


TRACE SUBDIVISION PA 9 COMMERCIAL TRACTS INDUSTRIAL SITE DIMENSIONS TO SCHOOL	THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF NICHOLAS G. KEHL, P.E. #104450 ON MARCH 31, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
	ON MARCH 31, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1120 S. Capital of Texas Hwy. • Building 3, Suite 220 • Austin, Texas 78746 Phone: (512) 327-1180 • Fax: (512) 327-4062 • www.bowmanconsulting.com © Bowman Consulting Group, Ltd. TBPE Firm Registration No. F-14309	March 31, 2020 SHEET 1 OF 1

P:\070891 - Trace\070891-01-0011 (ENG) - Trace Subdivision\Engineering\Exhibit\2020.03.30_PA_9 Commercial Site Plan\2020.03.31_PA_9 Commercial Dimensions.dwg, 2/4/20, EX B.10.doc, March 31, 2020, 4:01 PM, mngarland

Subject Property

Land Use Legend			
Land Use	Acres	Units	Sq. Ft.
PD - SF, Single Family District *Includes Elementary School Site	237.9	995	
PD - MF, Multi-Family District	18.5	445	
PD - MF/GC, Multi-Family with GC Overlay	16.9	405	
PD - GC, General Commercial District	44.0		1,000,000
PD - CC, Community Commercial District	11.7		150,000
PD - NC, Neighborhood Commercial District	9.3		50,000
PD - P, Public District **Includes Private Amenity Center, Pocket Parks	57.8		
ROW	21.5		
Total	417.6	1,845	1,200,000



Legend	
	Property Boundary
	San Marcos City Limits
	Possible Elem. School Location
	Private Amenity Center (Conceptual Location)
	Possible Pocket Park Location
	Fire Station (Location TBD)
	Connectivity Locations (These are conceptual and not to be construed as exact locations)

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

TRANCE

Illustration 7 - Concept Zoning Plan

Highpointe Communities
San Marcos, Texas

SCALE: 1"=300'
0 150 300 600
DATE: 09-29-2015

Aerial Photography circa January 2014
2' Contour Interval
NORTH

All information furnished regarding this property is from sources deemed reliable. However, RVI has not made an independent investigation of the property and does not warrant the accuracy of the information. This plan is conceptual in nature and does not represent any regulatory approval. Land plans are subject to change. The developer has reserved the right, without notice, to amend, modify, or delete any information on this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objectives.

File: L:\2014\14118\DD\Conceptual Master Plan\2015-06-15.dwg

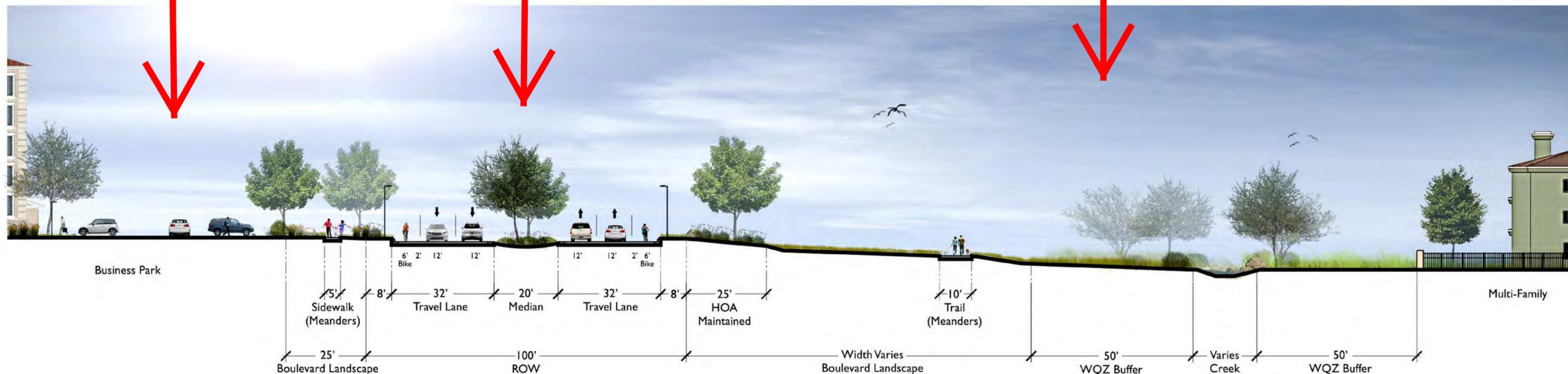


Key Map

Proposed Subject Property

Van Horn Trce

Greenway



Enhanced ROW Section DD'



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

Illustration 30 - Enhanced ROW Section DD'

Highpointe
Communities
San Marcos, Texas

SCALE: N.T.S.
DATE: 07-29-2015
File: L:\2014\14118\PD\Conceptual Master Plan\2015-01-12.dwg

r'v'l
planning + landscape architecture

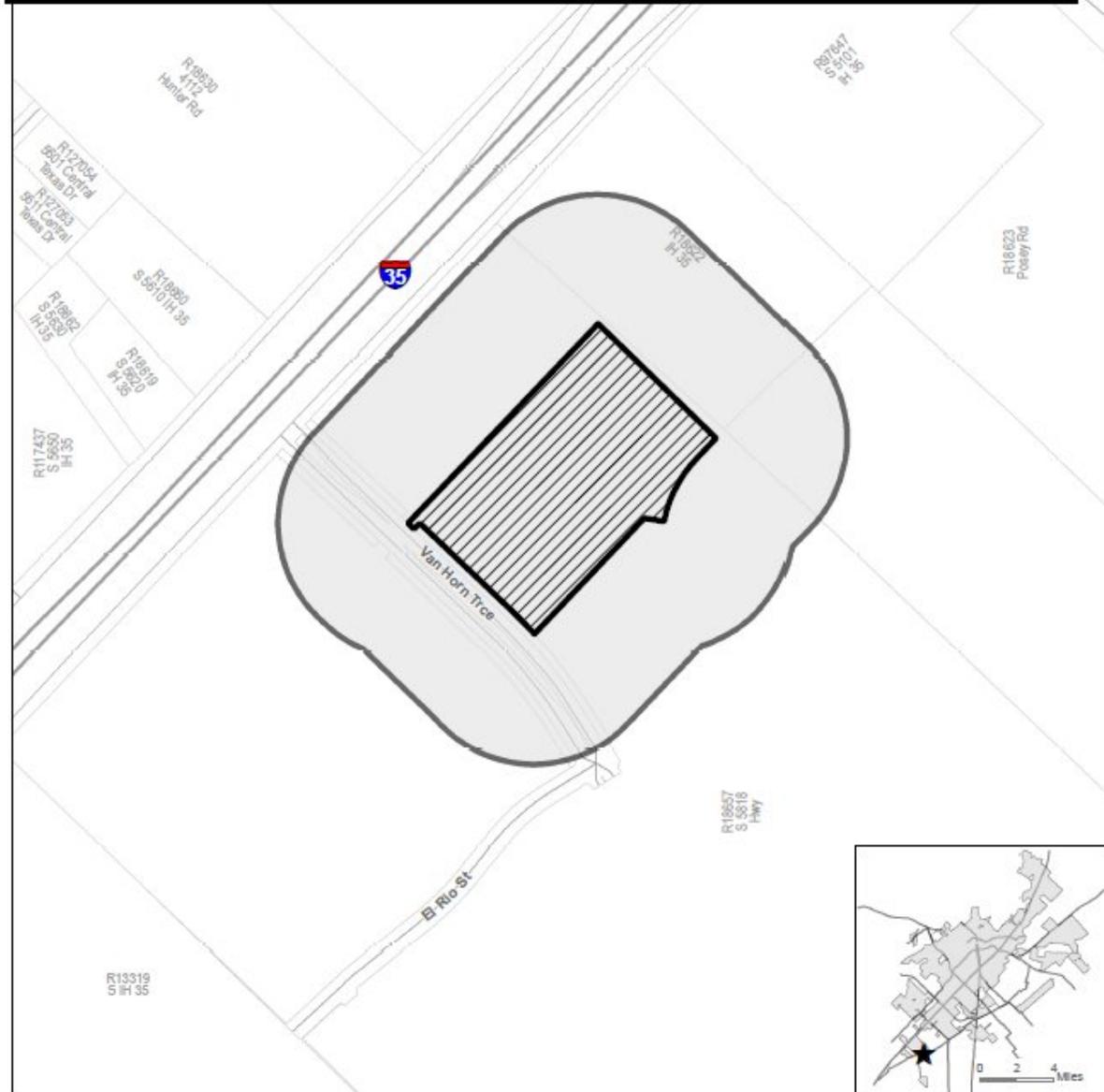
All information furnished regarding this property is from sources deemed reliable. However, RVI has not made an independent investigation of the property and does not warrant the accuracy of the information. This plan is conceptual in nature and does not represent any regulatory approval. Land plans are subject to change. The developer has reserved the right, without notice, to amend, modify, or otherwise alter the plan and other aspects of the development to comply with governmental requirements and to fulfill its marketing objectives.

CUP-20-11 (Surterra)

Hold a public hearing and consider a request by Marcus Ruark with Surterra Texas, LLC, on behalf of Timothy D. England, SVP, Highpointe Trace, LLC, for a new Conditional Use Permit to allow the use of Bio-Medical Facilities, Distribution Center, Food Processing (no outside public consumption), and Plant Nursery (retail sales / outdoor storage) at 1105 Van Horn Trce. (A. Villalobos)

Context & History:

- Property is located within the Trace Planned Development District (adopted in 2015)
- Located within an Employment Area as designated on the Preferred Scenario Map.
- Zoned General Commercial (GC/PDD)
- Trace Subdivision is currently under construction



★	Site Location
	Subject Property
	400' Buffer
	Parcel
	City Limit

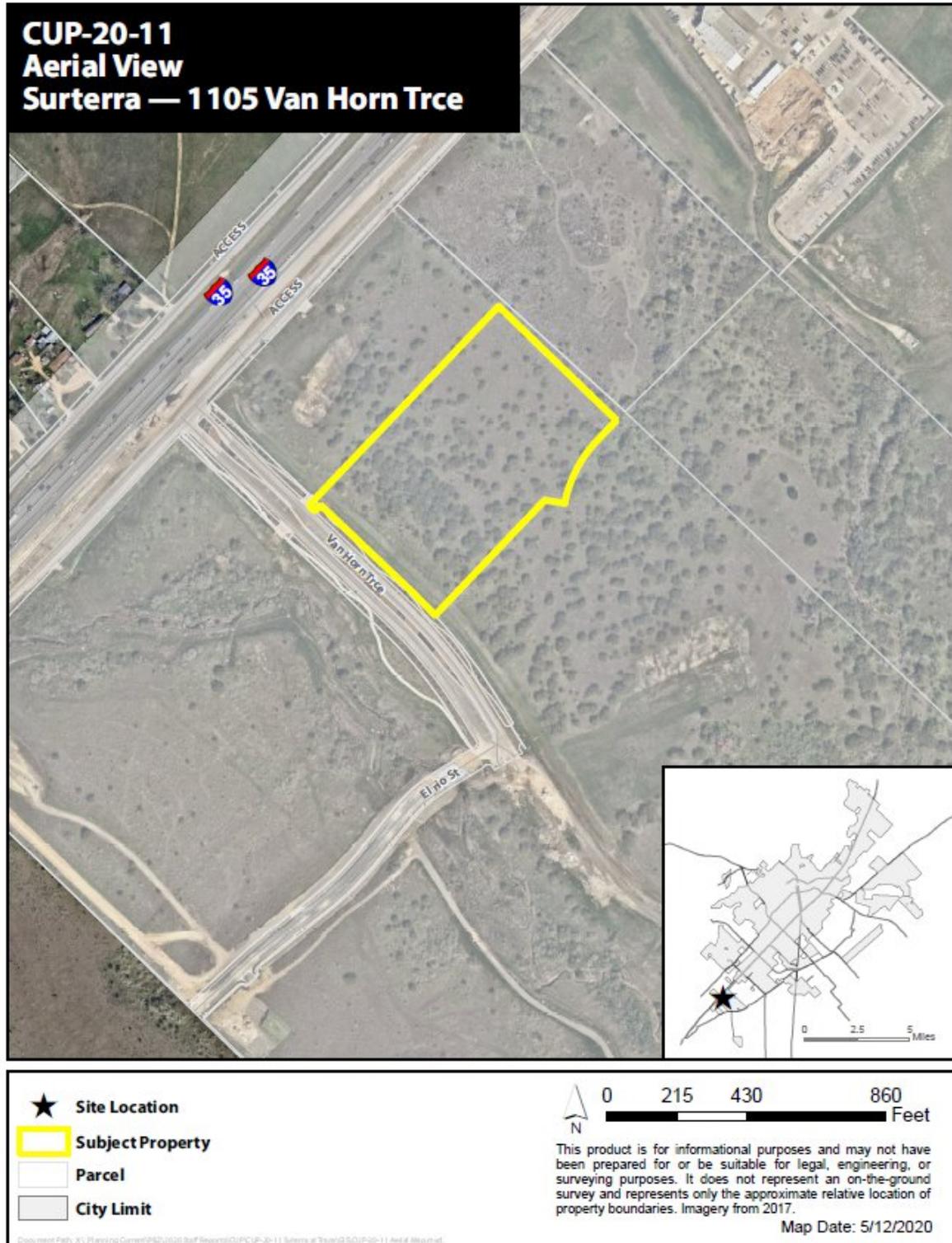


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

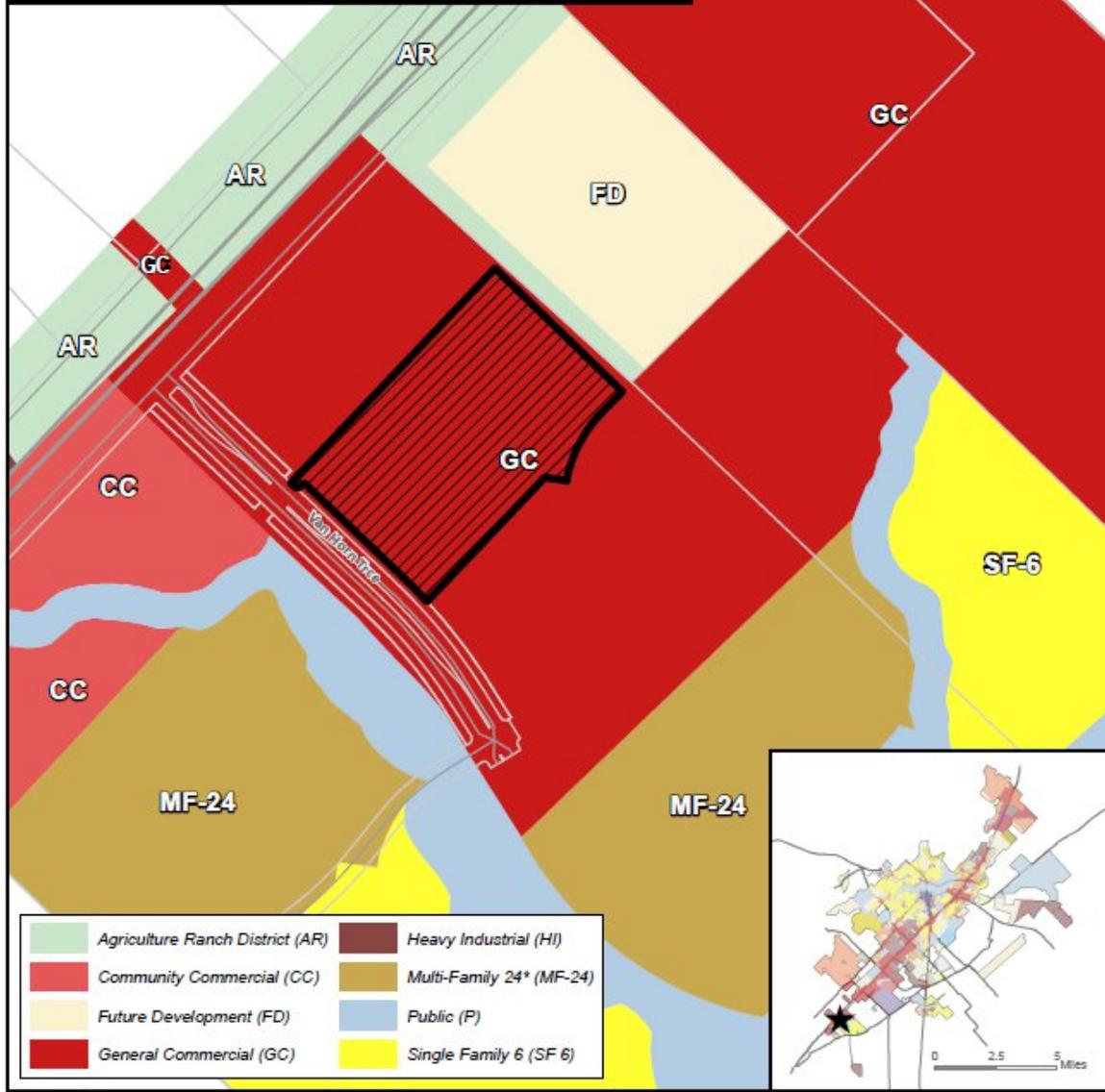
Map Date: 5/12/2020

Use Overview:

- **Surterra:** one of three companies licensed in the Texas Compassionate Use Program – regulated by the Department of Public Safety
- Proposed business falls into several categories on the Land Use Matrix:
- **Permitted Uses:**
 - Office
 - Pharmacy
 - Research Lab (non-hazardous)
 - Retail Store
- **Conditional Uses**
 - Bio Medical Facilities
 - Distribution Center
 - Food Processing (no outside public consumption)
 - Plant Nursery (retail sales/outdoor storage).

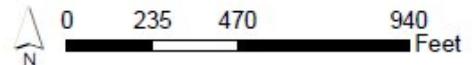


CUP-20-11
Existing Zoning
Surterra — 1105 Van Horn Trce



	Agriculture Ranch District (AR)		Heavy Industrial (HI)
	Community Commercial (CC)		Multi-Family 24* (MF-24)
	Future Development (FD)		Public (P)
	General Commercial (GC)		Single Family 6 (SF 6)

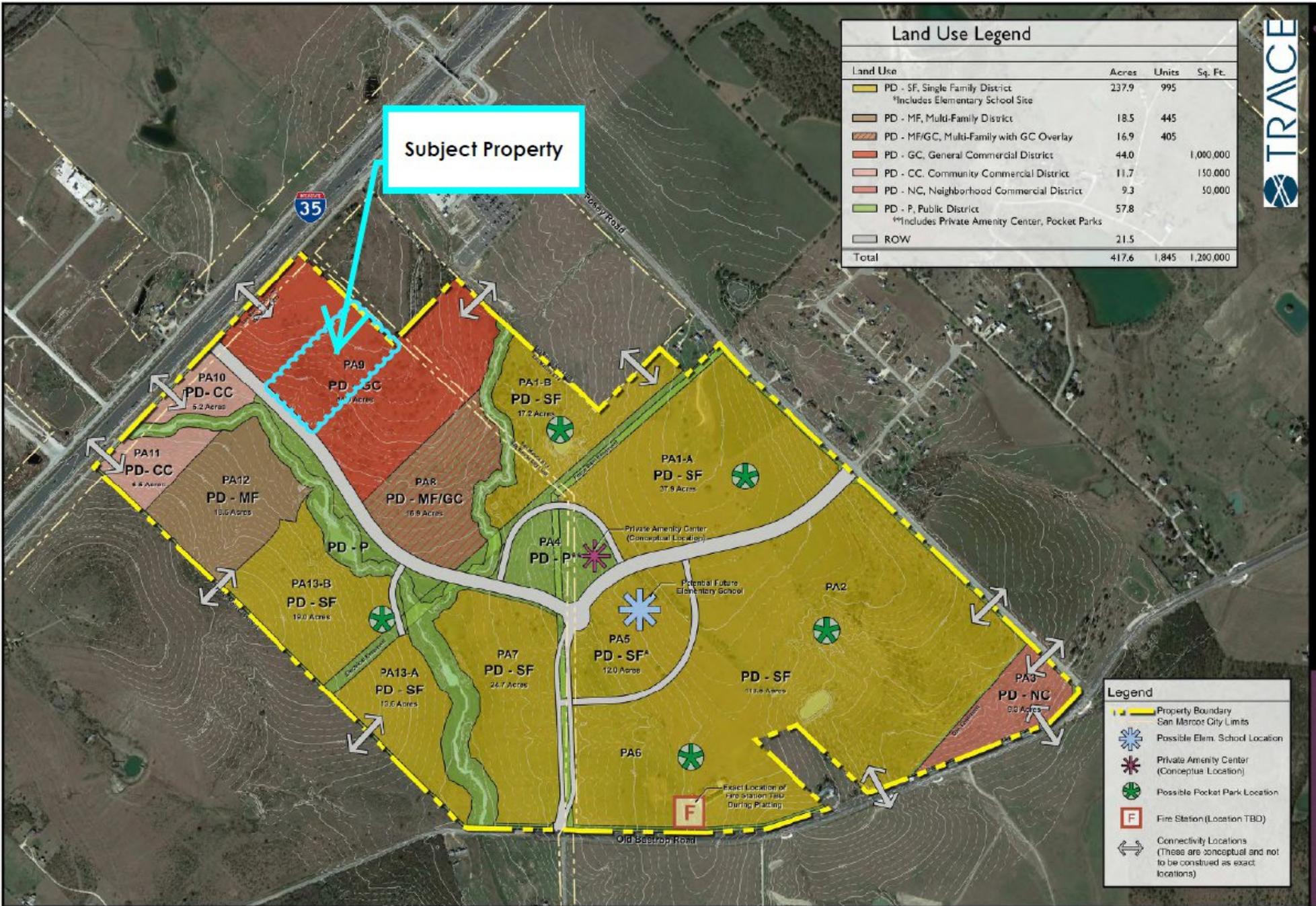
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/12/2020

Trace Concept Plan



Location along Van Horn Trace

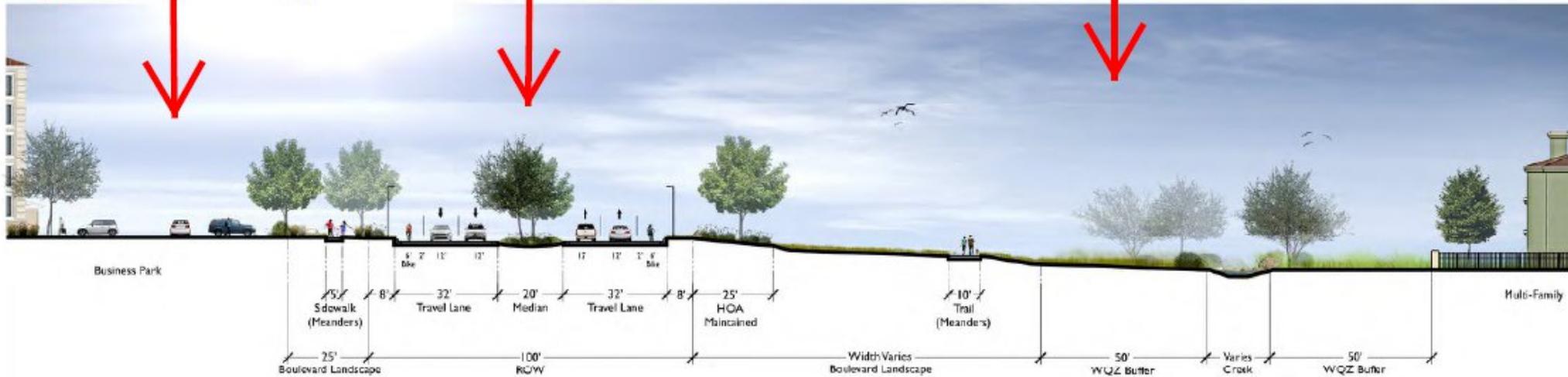


Key Map

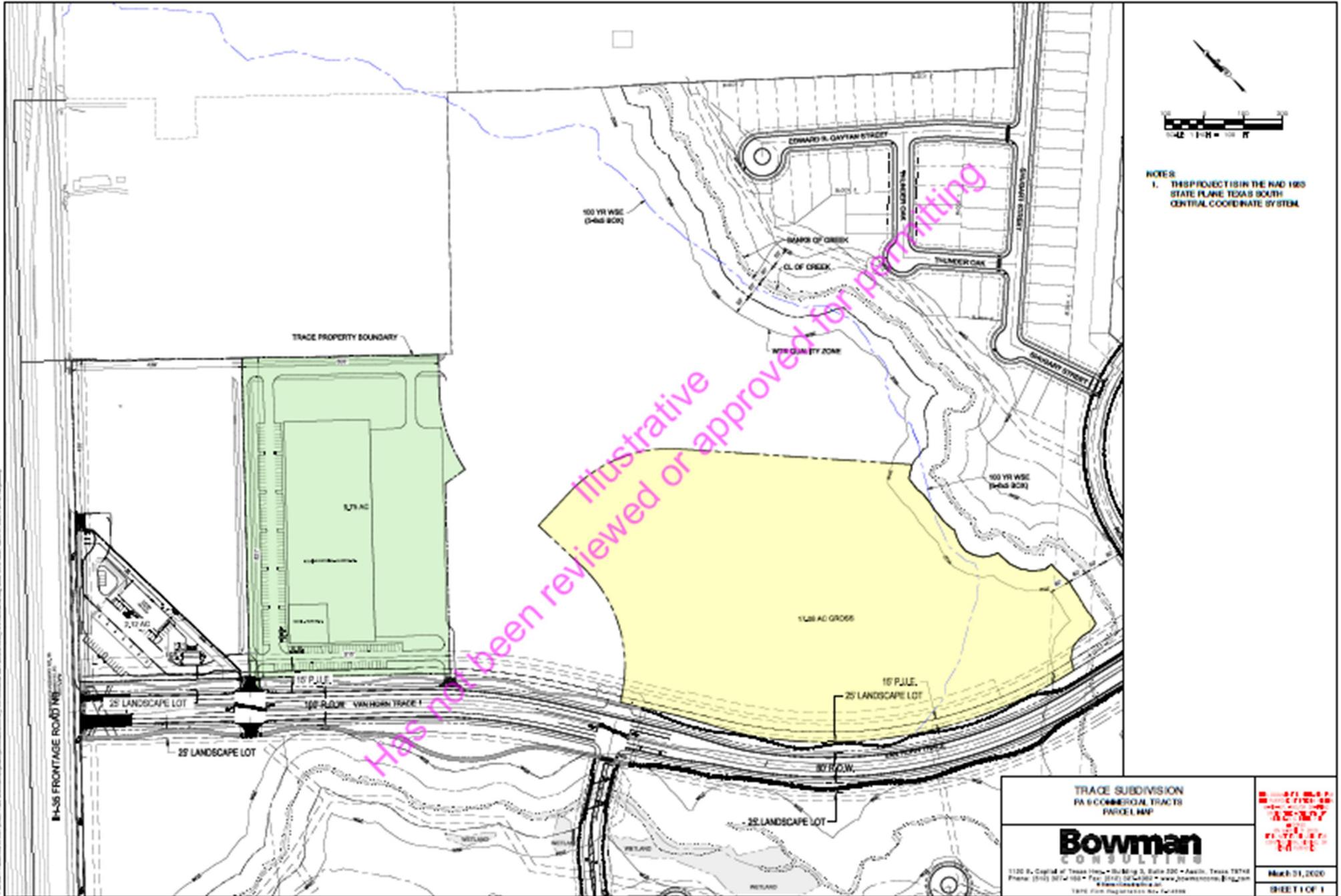
Proposed Subject Property

Van Horn Trce

Greenway

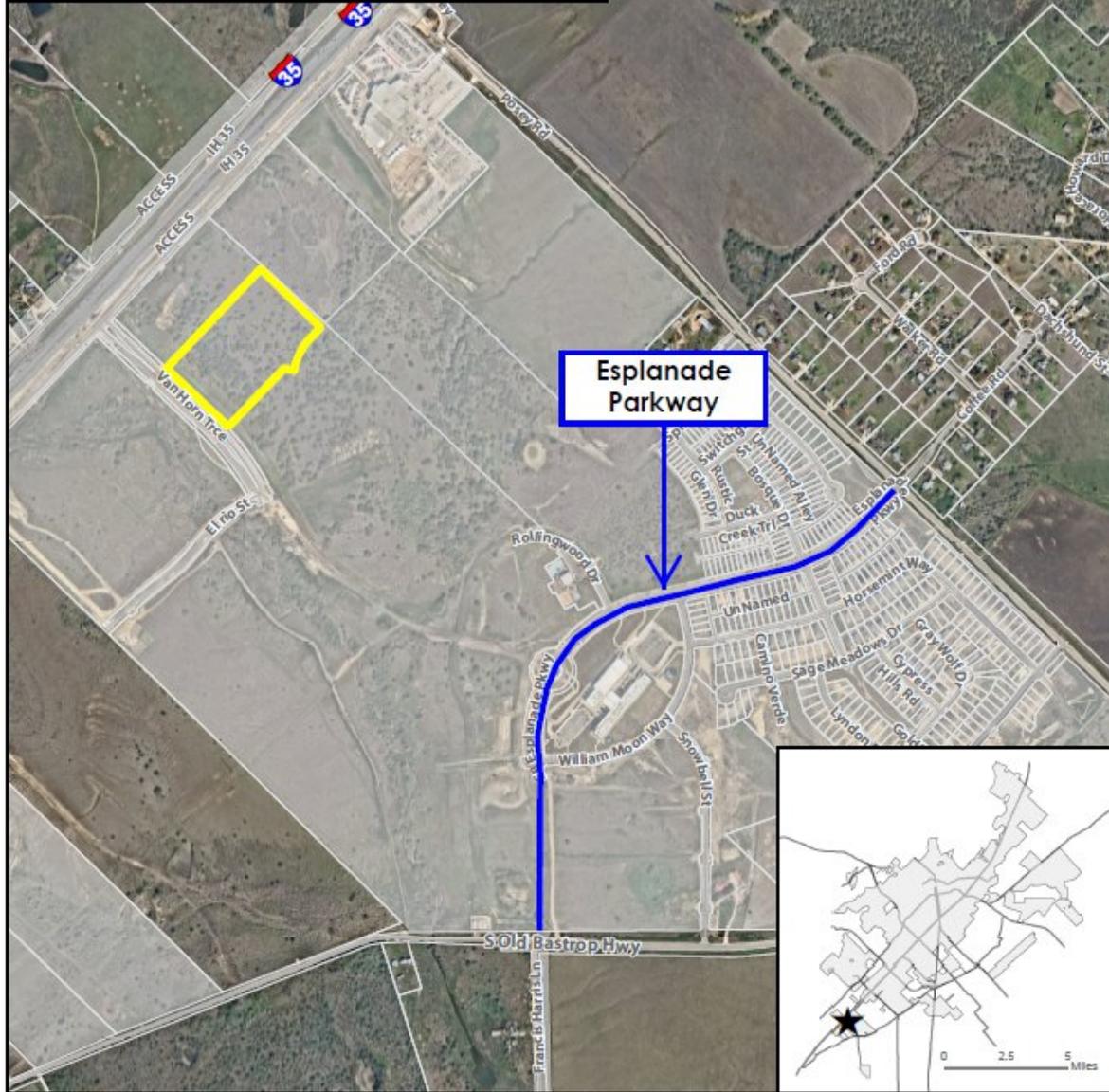


Preliminary Site Plan



TRACE SUBDIVISION PHASE COMMERCIAL TRACTS PARCEL LMP		
Bowman CONSULTING		
1120 S. Capital of Texas Hwy. • Building 3, Suite 220 • Austin, Texas 78748 Phone: (512) 307-1000 • Fax: (512) 502-4300 • www.bowmanconsulting.com 1840 FOM Highway • New Caney, Texas		March 31, 2020 SHEET 1 OF 1

CUP-20-11
Location of Esplanade Parkway
Surterra — 1105 Van Horn Trce



- ★ 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: 5/13/2020

Recommendations:

Staff provides this request to the Commission for your consideration and recommends approval of CUP-20-11 with the following conditions:

- 1. No more than 5,000 square feet of the interior of the facility shall be used for the use of distribution and the facility shall have no more than 6 distribution truck bays.**
- 2. All distribution truck traffic associated with Surterra shall be prohibited from using Esplanade Parkway.**



Legislation Text

File #: PC-20-19, **Version:** 1

AGENDA CAPTION:

PC-20-19 (Blanco Riverwalk Subdivision IIB Replat) Hold a public hearing and consider a request by Hermann Vigil, on behalf of Vinson Wood, for approval of a replat of approximately 6.653 acres, more or less, legally known as Lot 1E3, Block A, Blanco Riverwalk Subdivision IIB, and establishing Lot 1E3A and Lot 1E3B, Block A, Blanco Riverwalk Subdivision IIB, located at 3021 N IH 35. (A. Villalobos)

Meeting date: May 26, 2020

Department: Planning and Development Services Department

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 - 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: N/A

Background Information:

This property was recently platted in 2020, however, the purpose of this plat is to subdivide the property into two additional lots. This property is also regulated through a Planned Development District adopted in 2016 (Ordinance 2016-26).

Council Committee, Board/Commission Action:

n/a

Alternatives:

n/a

Recommendation:

Staff recommends **approval** of PC-20-19.

Replat	Blanco Riverwalk IIB Replat 3021 N IH 35
PC-20-19	



Summary

Request:	Consideration of a replat of one commercial lot to create two commercial lots.		
Applicant:	Hermann Vigil Vigil and Associates 4005 Banister Lane Building C, Suite 225-C Austin, TX 78704	Property Owner:	Vinson Wood, Partner BRW Office Holdings, LLC 9811 S IH 35 Building 3, Suite 100 Austin, TX 78744
Parkland Required:	N/A	Utility Capacity:	Adequate
Accessed from:	North IH 35	New Street Names:	N/A

Notification

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

Property Description

Location:	3021 N IH 35		
Acreage:	6.653	PDD/DA/Other:	N/A
Existing Zoning:	Planned Development District (PDD) with a base zoning of Heavy Commercial (HC)	Preferred Scenario:	Employment Area
Proposed Use:	Commercial		
CONA Neighborhood:	N/A	Sector:	7

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	General Commercial (GC)	Car Sales	Employment Area
South of Property:	Heavy Commercial (HC)	Vacant	Employment Area
East of Property:	Heavy Commercial (HC) / Light Industrial (LI)	IH-35 / Manufacturing	Employment Area
West of Property:	Heavy Commercial (HC)	Warehouse (under construction)	Employment Area

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Andrea Villalobos, AICP, CNU-A		Title : Senior Planner		Date: May 18, 2020	

Replat	Blanco Riverwalk IIB Replat 3021 N IH 35
PC-20-19	



History

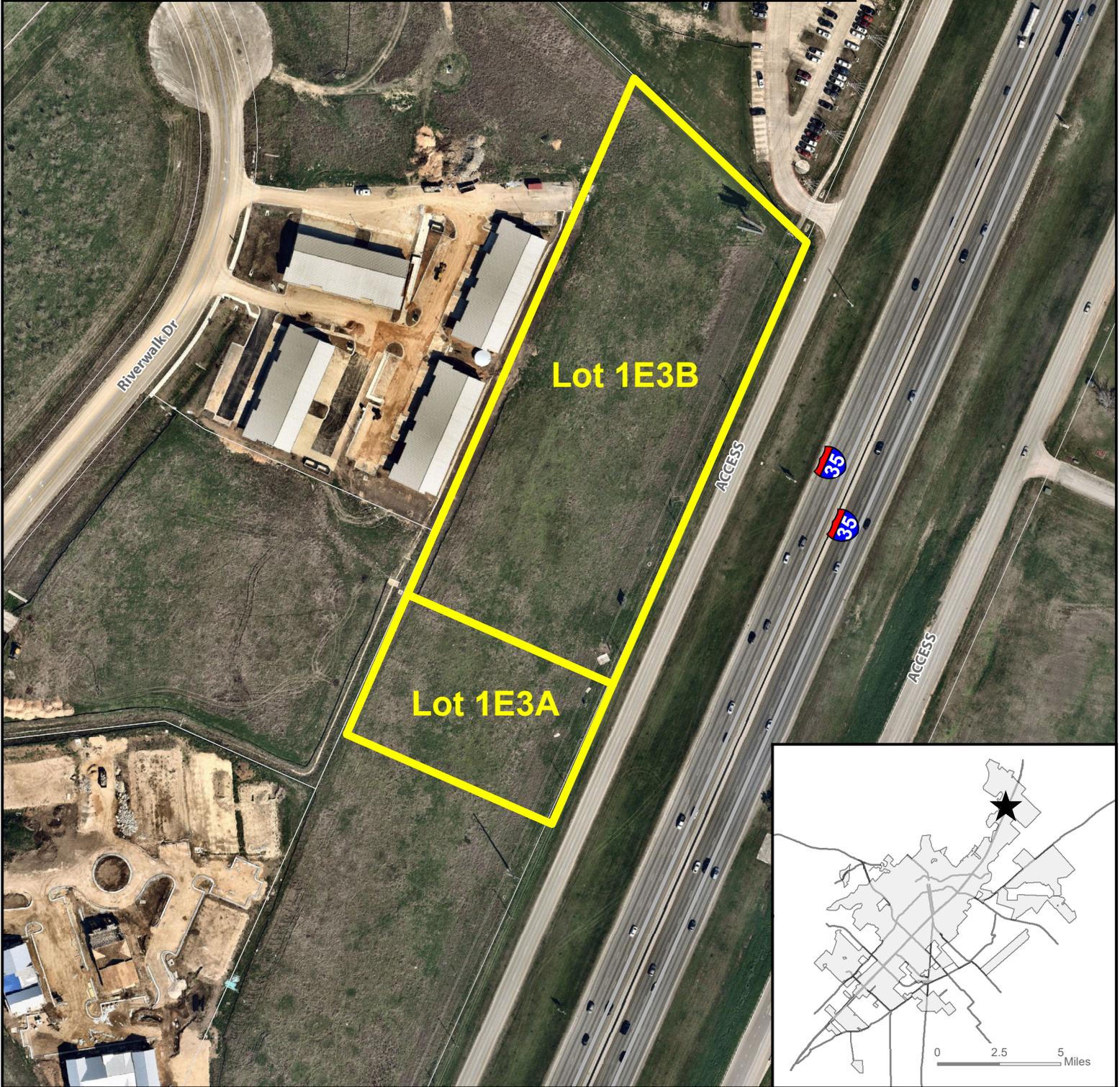
This property was recently platted in 2020, however, the purpose of this plat is to subdivide the property into two additional lots. This property is also regulated through a Planned Development District adopted in 2016 (Ordinance 2016-26).

Additional Analysis

This replat does not require the construction of any public improvements.

Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply; All criteria is met.
		<u>N/A</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; There is no preliminary plat on the property.
		<u>N/A</u>	Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official; No public improvements are required.
		<u>N/A</u>	Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1; No public improvements are required.
<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 Public facilities are adequate.
		<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. The property is not located in the extraterritorial jurisdiction.

PC-20-19 Aerial View Blanco Riverwalk IIB Replat — 3021 N IH 35



- ★ 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: 5/5/2020

BLANCO RIVERWALK SUBDIVISION IIB REPLAT OF LOT 1E3, BLOCK A

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, BRW OFFICE HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH WILSON WOOD PARTNER, AS OWNER OF THE 6.653 ACRES OF LAND OUT OF THE WILLIAM WARD SURVEY NO. 467, HAYS COUNTY, TEXAS, BEING LOT 1E3, BLOCK A OF THE BLANCO RIVERWALK SUBDIVISION IIA, A SUBDIVISION IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 20013826 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, BEING CONVERTED TO BRW OFFICE HOLDINGS LLC BY WARRANTY DEED DATED JANUARY 7, 2015 AND RECORDED IN VOLUME 5110, PAGE 163 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 6.653 ACRES OF LAND TO BE KNOWN AS THE BLANCO RIVERWALK SUBDIVISION IIB, BEING LOT 1E3, BLOCK A, IN ACCORDANCE WITH THE PLAT, SHOWING THE SUBDIVISION BEING REPLAT OF LOT 1E3, BLOCK A IN ACCORDANCE WITH THE PLAT, SHOWING THE SUBDIVISION BEING REPLAT OF LOT 1E3, BLOCK A IN ACCORDANCE WITH THE USE OF ALL STREETS, ALLEYS AND EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED.

WITNESS MY HAND THIS _____ DAY OF _____, 2020.

WILSON WOOD PARTNER
BRW OFFICE HOLDINGS LLC
29 SAN GONDO COURT
AUSTIN, TX 78738

STATE OF TEXAS
COUNTY OF HAYS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS

THAT I, SAGE CAPITAL BANK, THE TEN HOLDER OF THE CERTAIN TRACTS OF LAND RECORDED IN VOLUME 5110, PAGE 117 AND VOLUME 5110, PAGE 163 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY RECONVEY TO THE SUBDIVISION OF 6.653 ACRES OF LAND SITUATED IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, AND DO HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER FOR THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

CAPITAL BANK OF TEXAS
C/O. BOX 2009
MANTHOVEN, TX, 78652
BY: JOHN C. HAMBRICK

PRESIDENT _____ DATE _____

STATE OF TEXAS
COUNTY OF HAYS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES ON: _____

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

CHAIRMAN _____ DATE _____

CECILY BURRELL, RECORDING SECRETARY _____ DATE _____

SHANNON MATTINGLY, AICP, PLANNING AND DEVELOPMENT SERVICES DIRECTOR _____ DATE _____

ENGINEERING/CIP _____ DATE _____

STATE OF TEXAS
COUNTY OF HAYS

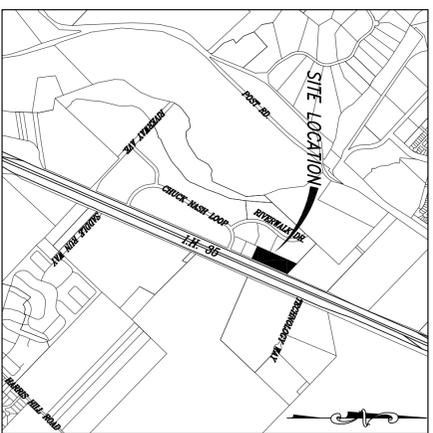
I, ELAINE H. CARBENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20__ AT _____ O'CLOCK _____ M., AND RECORDED ON THE _____ DAY OF _____, 20__ AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT NO. _____

ELAINE H. CARBENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE LDC AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PLAT NOTES:

1. SIDEWALKS ARE REQUIRED ALONG LH 35 FRONTAGE ROAD WILL BE INSTALLED AT THE TIME OF LOT DEVELOPMENT.
2. NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS ACQUFER RECHARGE ZONE, THE EDWARDS ACQUFER TRANSDITION ZONE OR THE SAN MARCOS RIVER CORRIDOR.
3. PORTIONS OR ALL OF THIS PROPERTY MAY BE SUBJECT TO CITY OF SAN MARCOS FLOODPLAIN REGULATIONS, CHAPTER 39.
4. IMPROVEMENTS WITHIN DRAINAGE EASEMENTS WILL BE PRIMARILY MAINTAINED BY THE PROPERTY OWNER.
5. THIS PROPERTY IS SUBJECT TO ORDINANCE 2016-26, BLANCO RIVERWALK PD. IMPACT DEVELOPMENT METHODS FOR STORMWATER CONTROL SUCH AS UTILIZED WITHIN THE DEVELOPMENT.
6. LOW IMPACT DEVELOPMENT METHODS FOR STORMWATER CONTROL SUCH AS STORMWATER DETENTION WAVER IS APPROVED BY THE CITY OF SAN MARCOS ENGINEERING DEPARTMENT.
7. ENGINEERING DEPARTMENT.
8. NO MORE THAN FOUR (4) DRIVEWAYS ACCESSING THE IH 35 FRONTAGE ROAD WITHIN BLOCK A, B AND E OF THE BLANCO RIVERWALK SUBDIVISION WILL BE PERMITTED. DRIVEWAYS ACCESSING THE IH 35 FRONTAGE ROAD AND LOCATIONS SHALL BE APPROVED BY THE CITY OF SAN MARCOS ENGINEERING DEPARTMENT AND APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION. SHARED ACCESS EASEMENTS SHALL BE PROVIDED WHERE AND IF APPLICABLE FOR APPROPRIATE ACCESS TO FUTURE RE-SUBDIVIDED LOTS WITHIN A RESERVE TRACT FRONTING IH 35.
9. CURRENT WASTEWATER UTILITY SERVICE AGREEMENTS ALIOT 1200 SERVICE UNITS FOR THE ENTIRE 239.3 ACRE DEVELOPMENT MASTER PLAN, REQUEST FOR AN ADDITIONAL SERVICE CAPACITY WILL BE SUBJECT TO APPROVAL BY THE CITY OF SAN MARCOS.
10. ALL OWNERS OF PRIVATE PROPERTY WITHIN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE EASEMENTS, FACILITIES AND CONDITIONS UPON THEIR INDIVIDUAL PRIVATE PROPERTY.
11. ALL DEVELOPMENT AND OPERATIONS OF PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF CODES, COVENANTS AND RESTRICTIONS RECORDED IN VOLUME 3419, PAGE 425 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. THESE SUPPLEMENTAL DEVELOPMENT STANDARDS SHALL BE UTILIZED ALONG WITH APPLICABLE CITY CODES IN THE REVIEW AND APPROVAL OF ALL DEVELOPMENT APPLICATIONS.
12. SURFACE TO GRID CONVERSION SCALE IS 0.999998160.



KNOW ALL MEN BY THESE PRESENTS:

THAT I, TIMOTHY A. LENZ, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY LACED UNDER THE SUPERVISION AND CLOSE SUPERVISORSHIP OF THE CITY OF SAN MARCOS. THIS SUBDIVISION IS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

TIMOTHY A. LENZ, RELS _____ DATE _____

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393
LENZ AND ASSOCIATES, INC.
4150 FREDRICH LN., SUITE A-1
AUSTIN, TX 78744
TEL: (512) 443-1174

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48209 C 0477 F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS, AND INCORPORATED AREAS AND BY CONDITIONAL LETTER OF MAP REVISION 06-06-0508, THIS SUBDIVISION IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

HERMANN VIOL, P.E.
P.O. BOX 163314
AUSTIN, TEXAS 78716
(512) 326-2867

CROSS-ACCESS EASEMENT
THE OWNER DOES HEREBY COVENANT AND AGREE THAT A CROSS-ACCESS EASEMENT IS GRANTED FOR INGRESS AND EGRESS BETWEEN LOT 1E3A AND LOT 1E3B.

LOT TYPE	NUMBER OF LOTS
COMMERCIAL	2

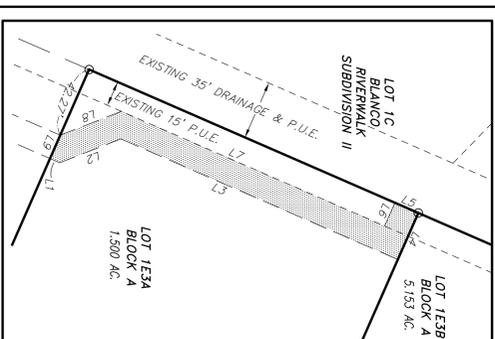
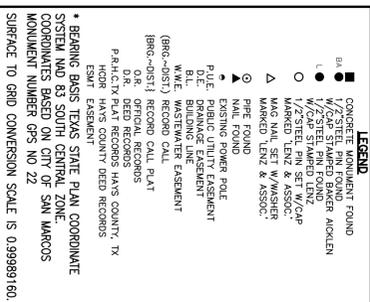
BLANCO RIVERWALK SUBDIVISION IIB REPLAT OF LOT 1E3, BLOCK A

OWNER:
BRW OFFICE HOLDINGS LLC
9811 SOUTH IH 35
BLDG. 3, SUITE 100
AUSTIN, TX 78744

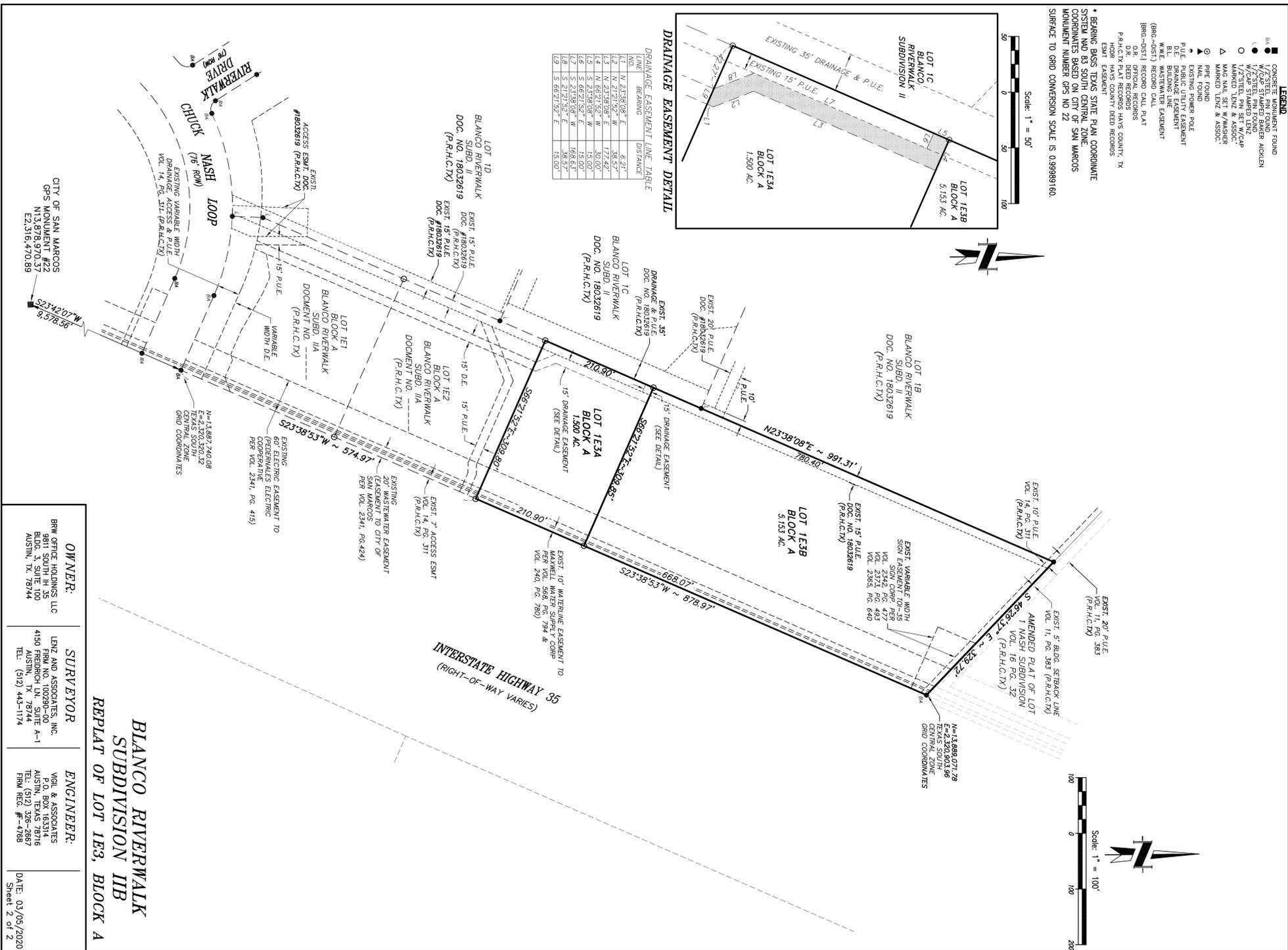
SURVEYOR:
LENZ AND ASSOCIATES, INC.
FIRM NO. 100290-00
4150 FREDRICH LN., SUITE A-1
AUSTIN, TX 78744
TEL: (512) 443-1174

ENGINEER:
VIOL & ASSOCIATES
P.O. BOX 163314
AUSTIN, TEXAS 78716
TEL: (512) 326-2867
FIRM REG. #--4768

DATE: 03/05/2020
Sheet 1 of 2



LINE	BEARING	DISTANCE
L1	N 23°38'08" E	6.21'
L2	N 21°21'52" W	38.57'
L3	N 23°38'08" E	177.42'
L4	N 66°21'52" W	30.00'
L5	N 23°38'08" E	15.00'
L6	S 66°21'52" E	15.00'
L7	S 23°38'08" W	168.63'
L8	S 21°21'52" E	38.57'
L9	S 66°21'52" E	15.00'



OWNER:
BRW OFFICE HOLDINGS LLC
9811 SOUTH IH 35
BLDG. 3, SUITE 100
AUSTIN, TX 78744

SURVEYOR:
LENZ AND ASSOCIATES, INC.
FIRM NO. 100290-00
4150 FREDRICH LN., SUITE A-1
AUSTIN, TX 78744
TEL: (512) 443-1174

ENGINEER:
VIOL & ASSOCIATES
P.O. BOX 163314
AUSTIN, TEXAS 78716
TEL: (512) 326-2867
FIRM REG. #--4768

DATE: 03/05/2020
Sheet 2 of 2

V VIGIL & ASSOCIATES
CONSULTING SERVICES

4005 Banister Lane, Suite 225-C
Austin, TX 78704
Phone: (512) 326-2667

February 7, 2020

Ms. Shannon Mattingly, Director
Planning and Development Services
City of San Marcos
630 E. Hopkins Street
San Marcos, Texas 78666

Dear Ms. Mattingly;

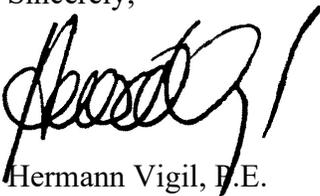
Please accept this letter and the accompanying application package for a replat of 6.653 acres of land owned by BRW Office Holdings, LLC, located near the intersection of Interstate Highway 35, and Chuck Nash Loop in the City of San Marcos. The parcel is currently Lot 1E3, Block A of the approved (and soon to be recorded) Blanco Riverwalk Subdivision IIA.

The replat is being requested because the lot has been deemed too large by several potential users. Their requirements are for two lots as depicted on the replat. No other changes were deemed necessary for this replat.

The utilities for this development will be served by the City of San Marcos for wastewater services, Maxwell Water Supply Corporation for water, Pedernales Electric Cooperative for electricity, CenturyLink for Telecommunications, and CenterPoint Energy for natural gas.

We are appreciative of the Planning and Development Department and look forward to working with you on this project.

Sincerely,



Hermann Vigil, P.E.

PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name	Hermann Vigil	Property Owner	Vinson Wood, Partner
Company	Vigil & Associates	Company	BRW Office Holdings, LLC
Applicant's Mailing Address	4005 Banister Lane Building C, Suite 225-C Austin, TX 78704	Owner's Mailing Address	9811 S. Interstate Highway 35 Building 3, Suite 100 Austin, TX 78744
Applicant's Phone #	512 326-2667	Owner's Phone #	512 280-5353
Applicant's Email	hermann@vigilandassoc.com	Owner's Email	vwood8@hotmail.com

PROPERTY INFORMATION

Proposed Subdivision Name: Blanco Riverwalk Subdivision IIB

Subject Property Address or General Location: 3021 N. Interstate Highway, San Marcos, Texas 78666

Acres: 6.653 **Tax ID #: R** 164605

Located in: **City Limits** **Extraterritorial Jurisdiction (County)** _____

DESCRIPTION OF REQUEST

Type of Plat: **Preliminary Subdivision Plat** **Replat** **Concept Plat**

Proposed Number of Lots: 2 **Proposed Land Use:** HC (No 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.

$$\$1,057 + (\$50 \times 6.653) = \$1,389.65 + \$13 = \$1,402.65$$

Filing Fee \$1,057 plus \$50 per acre Technology Fee \$13 MAXIMUM COST \$2,513*

**Replats that are not Administratively approved – Maximum Cost \$3,013*

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: 4/MAR/2020

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: 4/MAR/2020

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.

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Blanco Riverwalk Subddivision IIB

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

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

Name of Electric Service Provider: Pedernales Electric Cooperative

Applicable Utility Service Code(s): A, D

Comments / Conditions: There is an existing overhead 3 phase line along the frontage road of IH 35 of said property. Property owner will need to make arrangements to extend electric service onto property and provide additional easements as needed within the subject property.

Signature of Electric Company Official: 

Title: Electrical Distribution Designer, Sr. Date: 2-10-2020

GAS UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Blanco Riverwalk Subdivision IIB

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

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

Name of Gas Service Provider: CenterPoint Energy

Applicable Utility Service Code(s): C

Comments / Conditions: _____

Signature of Gas Company Official: 

Title: SR. Marketing Consultant Date: 3/5/2020

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Blanco Riverwalk Subdivision IIB

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

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

Name of Telephone Service Provider: CenturyLink

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Telephone Company Official: _____

Title: _____ Date: _____

WATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Blanco Riverwalk Subdivision IIB

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

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

Name of Water Service Provider: Maxwell Water Supply Corporation

Applicable Utility Service Code(s): (A)

Comments / Conditions: _____

Signature of Water Official: 

Title: General Manager Date: 3-5-2020

WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Blanco Riverwalk Subdivision IIB

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

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

Name of Wastewater Service Provider: City of San Marcos

Applicable Utility Service Code(s): A

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

Comments / Conditions: Service connections to be installed by developer.

Signature of Wastewater Official: _____

Title: Wastewater Collections Manager Date: Feb. 18, 2020

The following items are required, and must be reviewed for completeness, in order for this application to be considered 'filed'		Comments
<input type="checkbox"/>	Pre-development meeting with staff is highly recommended. Please visit http://sanmarcostx.gov/1123/Pre-Development-Meetings to schedule	N/A
<input checked="" type="checkbox"/>	Completed Application Pg. 1 – Basic Information	
<input checked="" type="checkbox"/>	Completed Application Pg. 2 – Acknowledgements	
<input checked="" type="checkbox"/>	Completed Application Pg. 3 – Agent's Authorization to Represent the Property Owner	
<input checked="" type="checkbox"/>	Completed Application Pg. 4 – Acknowledgement of Notification Requirements	
<input checked="" type="checkbox"/>	Completed Application Pg. 5-9 – Utility Service Acknowledgements for Electric, Gas, Telephone, Water, Wastewater <ul style="list-style-type: none"> If the official signing the acknowledgement selects B, C or D – a statement addressing the arrangements / easements, approved by the official, is required 	
<input checked="" type="checkbox"/>	Application Filing Fee \$1,057 + \$50 per acre (\$2,500 max*) *Replats not administratively approved \$3,000 max Technology Fee \$13	\$1,402.65
<input type="checkbox"/>	Approval letter / Ordinance for all Legislative Requirements, if applicable	N/A
<input type="checkbox"/>	Approval letter for all Quasi-Judicial Decisions, if applicable	N/A
<input type="checkbox"/>	Approval letter for Preliminary Plat, if applicable	N/A
<input type="checkbox"/>	Written Approval from the appropriate County for Plats in the Extraterritorial Jurisdiction – this approval will be coordinated by City of San Marcos Staff	N/A
<input checked="" type="checkbox"/>	Recorded Deed as Proof of Record of Ownership	Included with this submittal
<input checked="" type="checkbox"/>	Tax Receipt indicating that taxes were paid prior to January 31 st of the current year. (Tax Certificates required prior to recordation)	Included with this submittal
<input checked="" type="checkbox"/>	Names and addresses of property lien-holders, if applicable, OR statement that the property has no lien holders	
<input type="checkbox"/>	Approved Subdivision Improvement Agreement and required surety, if applicable	N/A
<input type="checkbox"/>	Watershed Protection Plan Approval Certificate signed by the City of San Marcos	
<input type="checkbox"/>	Public Improvement Construction Plan Permit signed by the City of San Marcos	
<input checked="" type="checkbox"/>	Approved Traffic Impact Analysis Worksheet	
<input type="checkbox"/>	Approved Traffic Impact Study, if applicable	
<input type="checkbox"/>	Statement outlining Parkland Dedication and exhibit showing compliance, or fee in lieu \$_____ to satisfy Parkland Requirement	Required for all residential subdivisions Non-Residential not required

The following items are required, and must be reviewed for completeness, in order for this application to be considered 'filed'		Comments
<input type="checkbox"/>	Parks Board approval letter, if applicable, with additional fee of \$163 for consideration	Non-residential
<input checked="" type="checkbox"/>	City approved CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	
<input type="checkbox"/>	List of proposed street names and alternate street names, approved by the City of San Marcos	No new streets
<input type="checkbox"/>	Figure indicating compliance with Chapter 3, Article 6, Division 2, Blocks, specifically Table 3.1	
<input type="checkbox"/>	Figure indicating compliance with Chapter 3, Article 6, Division 4, Access, specifically Figure 3.10	
<input type="checkbox"/>	For Multifamily Projects – Figure(s) indicating compliance with Chapter 9, Article 4, Division 3, Multifamily Residential Design Standards	N/A
The following are required specifically for replats		
<input checked="" type="checkbox"/>	Detailed description of the purpose and circumstances that warrant change of the recorded plat identifying all lots, easements, or improvements <u>affected by the</u> proposed change	See letter of application.
<input type="checkbox"/>	Vacation of a previously recorded plat incurs an additional \$173 fee	
PDF of Plat, Prepared by a Registered Engineer or Surveyor with the Following (applicable to Preliminary Plat and Replat):		
<input checked="" type="checkbox"/>	Scale - Minimum 1" = 200'	
<input checked="" type="checkbox"/>	Vicinity Map	
<input checked="" type="checkbox"/>	Standard Legend for interpretation of points and lines	
<input checked="" type="checkbox"/>	North Arrow	
<input checked="" type="checkbox"/>	Plat Boundary Lines	
<input type="checkbox"/>	Copies of proposed deed restrictions or covenants for any proposed access, maintenance or private easements	None proposed
<input checked="" type="checkbox"/>	Lot Lines appropriately dimensioned to verify compliance with minimum lot dimension requirements	
<input checked="" type="checkbox"/>	Legible Dimensions or Table indicating square footage, lot dimensions, and proposed use of all lots	
<input checked="" type="checkbox"/>	Name, location and recording information of all adjacent subdivisions or property owners including lot/block numbers & date recorded, parks, public areas, and easements of record with recording information	

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

The following items are required, and must be reviewed for completeness, in order for this application to be considered 'filed'		Comments
PDF of Concept Plat, Prepared by a Registered Engineer or Surveyor with the Following:		
<input checked="" type="checkbox"/>	Scale - Minimum 1" = 200'	
<input checked="" type="checkbox"/>	Vicinity Map	
<input checked="" type="checkbox"/>	Standard Legend for interpretation of points and lines	
<input checked="" type="checkbox"/>	North Arrow	
<input checked="" type="checkbox"/>	Plat Boundary Lines	
<input type="checkbox"/>	Copies of proposed deed restrictions or covenants for any proposed access, maintenance or private easements	N/A
<input type="checkbox"/>	Table indicating square footage, lot dimensions, and proposed use of all lots	N/A
<input checked="" type="checkbox"/>	Surrounding Property Boundary Lines	
<input checked="" type="checkbox"/>	Name, location and recording information of all adjacent subdivisions or property owners including lot/block numbers & date recorded, parks, public areas, and easements of record with recording information	
<input type="checkbox"/>	Corporate / Other Jurisdiction Boundary Lines	N/A
<input checked="" type="checkbox"/>	Dimension, Name and Description of all existing and proposed rights-of-way and easements within, intersecting or contiguous to the subdivision (to include streets, alleys, reservations, easements, railroad, etc.)	
<input type="checkbox"/>	Clearly label all lots to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities and amenities, if applicable	N/A
<input checked="" type="checkbox"/>	Title block with name of proposed subdivision, contact information for owners (s) and land planner, licensed engineer or RPLS, date of preparation and location of property according to abstract or survey records	
<input checked="" type="checkbox"/>	Plat notes: <ul style="list-style-type: none"> A note declaring sidewalks are required. A note stating whether or not the subdivision falls within the 100-year floodplain and if so, engineer's statement of the minimum permissible floor elevation that will protect the improvements from flooding or high waters. Notes declaring whether land falls within designated watersheds, Edward's Aquifer recharge or contributing zones and/or San Marcos River Corridor. 	
<input checked="" type="checkbox"/>	Preamble (aka Owner's Acknowledgement and Dedication) with owner(s) name(s) and title(s), acreage of area to be platted as described in Public Records, and proposed subdivision name exactly as in the title block	
**San Marcos Development Code Section 2.3.1.1(C): "Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete..."		

PROPERTY OWNER AUTHORIZATION

I, Vince Wood (owner name) on behalf of
BRW Office Holdings, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
3021 N. IH-35 (address).

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

Signature of Owner:  Date: 3/5/2020

Printed Name, Title: Vinson Wood, Partner

Signature of Agent:  Date: 3/5/2020

Printed Name, Title: Hermann Vigil, P.E.

**** Electronically Filed Document ****

Hays County Texas
Liz Q. Gonzalez
County Clerk

Document Number: 2015-15000469
Recorded As : ELECTRONIC RECORDING

Recorded On: January 07, 2015
Recorded At: 10:28:06 am
Number of Pages: 5
Book-VI/Pg: Bk-OPR VI-5110 Pg-163
Recording Fee: \$38.00

Parties:

Direct- VISTA DEL BLANCO LTD
Indirect- BRW OFFICE HOLDINGS LLC

Receipt Number: 386132
Processed By: Patricia Gomez

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



I hereby certify that this instrument was filed for record in my office on the date and time stamped hereon and was recorded on the volume and page of the named records of Hays County, Texas

A handwritten signature in cursive script that reads "Liz Q. Gonzalez".

Liz Q. Gonzalez, County Clerk

Corridor Title Co. CR# 14-00934-SM

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE: December ____, 2014

GRANTOR: Vista Del Blanco, Ltd., a Texas limited partnership

GRANTOR'S MAILING ADDRESS: 38 Jonathan Landings Ct
The woodlands TX
77389

GRANTEE: BRW Office Holdings, LLC, a Texas limited liability company

GRANTEE'S MAILING ADDRESS: 9811 South IH 35 Bldg 3 Ste 100
Austin TX 78744

CONSIDERATION:

\$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of \$950,000.00, and is executed by Grantee, payable to the order of Capital Bank of Texas. The note is secured by a vendor's lien retained in favor of Capital Bank of Texas in this deed and by a deed of trust of even date from Grantee to John C. Hambrick, Trustee.

PROPERTY (including any improvements):

19.958 acres out of a portion of Lot 1, Block A, BLANCO RIVERWALK SUBDIVISION, a subdivision in Hays County, Texas, according to the map or plat of record in Volume 14, Page 311, Plat Records of Hays County, Texas, being more particularly described in attached Exhibit "A".

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2015 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

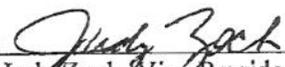
The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

Capital Bank of Texas, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Capital Bank of Texas and are transferred to that party.

Vista Del Blanco, Ltd., a Texas limited partnership

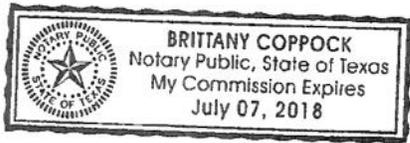
By: Alliance Development, Inc., a Texas corporation, General Partner

By: 
Judy Zoch, Vice President

Acknowledgement

STATE OF TEXAS
COUNTY OF Montgomery

This instrument was acknowledged before me on the 31st day of December, 2014, by Judy Zoch, Vice President of Alliance Development, Inc., a Texas corporation, on behalf of said corporation, as General Partner of Vista Del Blanco, Ltd., a Texas limited partnership, on behalf of said partnership.



Brittany Copcock
Notary Public, State of TEXAS

Prepared by:
Hancock & McGill, L.L.P.
Attorneys at Law
File No. 14-00934

After Recording Return To:

133 West San Antonio ST
San Marcos TX 78666

Dd0934-fw

EXHIBIT "A"

Being a parcel out of Lot 1, Block A, Blanco Riverwalk Subdivision recorded in Book 14, Pg 311 of the Plat Records of Hays County, Texas, and being more particularly described as follows;

Beginning at the most Northeasterly Corner Point of said Lot 1, Block A, Blanco Riverwalk Subdivision, said corner point also being the Southeasterly corner point of Lot 1, Nash Subdivision recorded in Book 11, Page 383 of the Plat Records of Hays County, Texas and a corner point on the West Right-of-Way of Interstate Highway 35;

Thence traversing along the Easterly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision and the said West Right-of-Way of Interstate Highway 35 S 24°07'57"W for 1453.96 feet to a corner point on the Southerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision, point on the said West Right-of-Way of Interstate Highway 35 also being a Corner Point on the Northerly Right-of-Way of Riverwalk Loop;

Thence traversing along the Southerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision and the Northerly Right-of-Way of said Riverwalk Loop N 65°52'09"W for 146.58 feet to corner point on a tangent curve;

Thence 336.79 feet along a curve to the left, said curve having a radius of 398.00 feet and a chord which bears S 89°53'21"W, 326.83 feet to a corner point on a reverse curve, said corner point being a corner point on the Southerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision, also being the intersection of the said Northerly Right-of-Way of River Loop and the Easterly Right-of-Way of Nash Lane;

Thence 25.84 feet along a curve to the right, said curve having a radius of 18.00 feet and a chord which bears N 73°13'14"W, 23.68' to a corner point:

Thence continuing along the said Nash Lane Easterly Right-of-Way the following three courses:

1. N 32°05'20"W for 87.30 feet to a point of curvature;
2. 846.46 feet along a curve to the right, said curve have a radius of 670.00 feet and a chord which bears N 04°06'15"E, 791.28 feet to a point;
3. N 40°17'50"E for 103.48 feet to a point;

Thence leaving said Nash Lane Easterly Right-of-Way and traversing thru the interior of said Lot 1, Block A, Blanco Riverwalk Subdivision the following three courses:

1. S 49°42'10"E for 169.86 feet to a point
2. S 66°06'56"E for 293.95 feet to a point;
3. N 24°07'57"E for 803.96 feet to a point on the Northerly lot line of said Lot 1, Block A, Blanco Riverwalk Subdivision, said point also being on the Southerly Lot Line of said Lot 1, Nash Subdivision;

Thence traversing along the Northerly Lot Line of said Lot 1, Block A, Blanco Riverwalk Subdivision and the Southerly Lot Line of said Lot 1, Nash Subdivision S 45°56'15"E for 329.74 to the Point of Beginning of Parcel #2 and containing 19,958 acres of land more or less.

PC-20-19 (Blanco Riverwalk Subdivision IIB Replat)

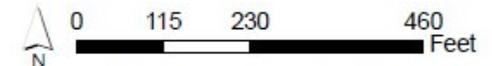
Hold a public hearing and consider a request by Hermann Vigil, on behalf of Vinson Wood, for approval of a replat of approximately 6.653 acres, more or less, legally known as Lot 1E3, Block A, Blanco Riverwalk Subdivision IIB, and establishing Lot 1E3A and Lot 1E3B, Block A, Blanco Riverwalk Subdivision IIB, located at 3021 N IH 35. (A. Villalobos)

- Approximately 6.653 acres
- **Purpose:** Replat one lot into two separate lots.
- **Zoning:** Planned Development District (PDD) with a base zoning of Heavy Commercial (HC)
- **PDD:** Ordinance 2016-26

**PC-20-19
Aerial View
Blanco Riverwalk IIB Replat — 3021 N IH 35**



- ★ 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: 5/5/2020

Recommendation:

Staff has reviewed the request and determined the request complies with the San Marcos Development Code and recommends **approval** of PC-20-19 as submitted.