City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final

City Council

Tuesday, September 15, 2020 | **6:00 PM** | **Virtual Meeting**

Due to COVID-19, and as long as the State Disaster Declaration is in effect, this will be a virtual meeting. To view the meeting please go to www.sanmarcostx.gov/videos or watch on Grande channel 16 or Spectrum channel 10.

I. Call To Order

II. Roll Call

III. 30 Minute Citizen Comment Period

Persons wishing to participate (speak) during the Citizen Comment portion of the meeting must email citizencomment@sanmarcostx.gov prior to 12:00PM the day of the meeting. A call in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer.

PRESENTATIONS

1. Receive status reports and updates on response to COVID-19 pandemic, including but not limited to plans for re-opening parks; hold council discussion, and provide direction to Staff.

2. Receive a staff presentation and hold discussion regarding the San Marcos Police Department use of cite and release.

CONSENT AGENDA

THE FOLLOWING ORDINANCES, RESOLUTIONS AND OTHER ITEMS MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COUNCIL MEMBER OR A CITIZEN, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.

3. Consider approval, by motion, of the following meeting Minutes:
A. September 1, 2020 - Work Session Meeting Minutes
B. September 1, 2020 - Regular Meeting Minutes

4. Consider approval of Ordinance 2020-61, on the second of two readings, under Case No. AN-20-08 (La Cima Phase 2), annexing into the City approximately 89.694 acres, more or less, out of the John Williams Survey, Abstract 490, and the William Smithson Survey, Abstract 419, Hays County, generally located West of the Intersection of Old Ranch Road 12 and Wonder World Drive; including procedural provisions; and providing an effective date.

5. Consider approval of Ordinance 2020-62, on the second of two readings, amending the official zoning map of the City in Case No. ZC-20-15 (La Cima Phase 2), by rezoning approximately 89.694 acres out of the John Williams Survey, Abstract no. 490, and the William Smithson Survey, Abstract No. 419, Hays County, generally located West of the intersection of Old Ranch Road 12 and Wonder World Drive, from "FD" Future Development District to "SF-4.5" Single Family-4.5 District; including procedural provisions; and providing an effective date.

6. Consider approval of Ordinance 2020-63, on the second of two readings, amending the Official Zoning Map of the City (ZC-20-17), by rezoning approximately 38.019 acres of land, more or less, located at 2801 Staples Road, from "FD" Future Development District to "LI" Light Industrial District; and including procedural provisions.

7. Consider approval of Ordinance 2020-64, on the second of two readings, amending the Official Zoning Map of the City in Case No. ZC-20-18, by rezoning approximately 30.326 acres of land located at 2801 Staples Road from "FD" Future Development District to "CD-5" Character District-5; including procedural provisions; and providing an effective date.

8. Consider approval of Ordinance 2020-65, on the second of two readings, amending the Official Zoning Map of the City (ZC-20-19), by rezoning approximately 78.853 acres of land located at 2801 Staples Road, from "FD" Future Development District to "CD-4" Character District-4; and including procedural provisions.

9. Consider approval of Ordinance 2020-66, on the second of two readings, amending the Official Zoning Map of the City (ZC-20-20), by rezoning approximately 220.023 acre of land located at 2801 Staples Road, from "FD" Future Development District to "CD-3" Character District-3, and including procedural provisions.

10. Consider approval of Ordinance 2020-67, on the second of two readings, increasing rates established for Water, Wholesale Water, Reclaimed Water, Wastewater Treatment, and Sewer Surcharges; and including procedural provisions; and providing an effective date.

11. Consider approval of Ordinance 2020-68, on the second of two readings, amending the rates for both Residential and Multifamily Customers of Municipal Solid Waste Programs (currently known as Resource Recovery) in accordance with Section 66.028 of the San Marcos Code of Ordinances; and including procedural provisions; and providing an effective date.

12. Consider approval of Ordinance 2020-69, on the second of two readings, increasing Drainage Utility Rates as authorized by Section 86.505 of the San Marcos City Code; including procedural provisions; and providing an effective date.

13. Consider approval of Ordinance 2020-73, on the second of two readings, amending section 26.002 of the San Marcos City Code to establish that the City will implement the National Incident Management System ("NIMS") as its model for managing public safety emergencies and incidents; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

14. Consider approval of Ordinance 2020-74, on the second of two readings, providing for the temporary reduction in sewer surcharges for commercial utility customers during the COVID-19 Pandemic; providing procedural provisions; and providing an effective date.

15. Consider approval of Resolution 2020-192R, approving the San Marcos Transit Plan, also referred to as the Five-Year Strategic Plan for Transit Service; and declaring an effective date.

16. Consider approval of Resolution 2020-193R, approving a Public Transit System Interlocal Agreement with the Capital Area Rural Transportation System ("CARTS") for CARTS to provide transit services on behalf of the City in the San Marcos urbanized area, with a funding amount by the City not to exceed $2,490,359.00; authorizing the City Manager, or his designee, to execute the agreement on behalf of the City; and declaring effective date.

17. Consider approval of Resolution 2020-194R, approving a Change in Service to the agreement with Freeit Data Solutions, Inc. through the Texas Comptroller of Public Accounts Department of Information Resources ("DIR") program for license renewal of security software in the estimated annual amount of $18,512.61 and authorizing three additional annual renewals; authorizing the City Manager or his designee to execute the appropriate documents to implement the Change in Service; and declaring an effective date.

18. Consider approval of Resolution 2020-195R, approving a Change in Service to the agreement with SHI Government Solutions, Inc. for renewal of the Adobe Enterprise software license in the amount of $41,695.00 and authorizing three additional annual renewals; authorizing the City Manager or his designee to execute the appropriate documents to implement the Change in Service; and declaring an effective date.

19. Consider approval of Resolution 2020-196R, approving an agreement with Graybar Electric through the US Communities (Omnia Partners) Cooperative for Solar LED Lighting for the Parks and Recreation Department to install outdoor lighting with solar powered, high efficiency light bulbs in the amount of $55,498.00; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring effective date.

20. Consider approval of Resolution 2020-197R, approving a Change in Service to the agreement with Eggemeyer Land Clearing, LLC for wood grinding services to authorize an increase in the annual amount to $62,250.00 and authorize four additional one-year terms; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.

21. Consider approval of Resolution 2020-198R, approving a Change in Service to the agreement with Texas Disposal Systems, Inc. for collection and disposal of solid waste and recyclable materials to extend the agreement for five years at an estimated annual increase of $400,000.00; authorizing the City Manager or his designee to execute the Change in Service on behalf of the City; and declaring an effective date.

22. Consider approval of Resolution 2020-199R, approving an agreement with Doucet & Associates for Preliminary Engineering and Environmental Services for the Rio Vista

Drainage Improvement Project in the estimated amount of $69,695.00; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.

23. Consider approval of Resolution 2020-200R, approving an Interlocal Agreement between Texas State University and the City for the implementation of restoration work in the Sessom Creek Natural Area funded through the Texas State University Watershed Protection Plan Program; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.

24. Consider approval of Resolution 2020-201R, authorizing the City Manager to negotiate and sign an Interlocal Agreement between the City and the San Marcos Consolidated Independent School District (SMCISD) providing for the City to pay the district $98,925 from the funds the City anticipates receiving under the Coronavirus Aid, Relief and Economic Security ("CARES") Act to be used for the purchase of technology devices for use by SMCISD Students; and declaring an effective date.

PUBLIC HEARINGS

Persons wishing to participate (speak) during the Public Hearing portion of the meeting must email citizencomment@sanmarcostx.gov prior to 12:00PM the day of the meeting. A call in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer.

25. Receive a Staff presentation and hold the second of two public hearings to receive comments for or against Ordinance 2020-70, adopting a budget in the amount of $258,741,410 for the fiscal year beginning October 1, 2020 and ending September 30, 2021; authorizing certain adjustments to the budget with the approval of the City Manager; approving fiscal year 2020-2021 Capital Improvements Program Projects; adopting a fee schedule; including procedural provisions; providing an effective date; consider approval of Ordinance 2020-70 on the second of two readings.

26. Receive a Staff presentation and hold a public hearing to receive comments for or against Ordinance 2020-72, setting the tax rate for the 2020 Tax Year at 59.30 cents on each $100 of taxable value of real property that is not exempt from taxation; levying taxes for the use and support of the Municipal Government of the City for the fiscal year beginning October 1, 2020, and ending September 30, 2021; providing a sinking fund for the retirement of the bonded debt of the city; including procedural provisions; and providing an effective date; and consider approval of Ordinance 2020-72, on the second of two readings.

NON-CONSENT AGENDA

27. Consider approval of Ordinance 2020-76, on the first of two readings, amending Article 3 of Chapter 66 of the San Marcos City Code to transfer oversight responsibility for permitting commercial solid waste haulers from the Public Services Department to the Neighborhood Enhancement Department and increasing the permit fee to 7% of gross revenues; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

28. Consider approval, by motion, of the ratification of the tax rate reflected in the proposed

budget of 59.30 cents per $100 valuation, which will raise more revenue from property taxes than in the previous fiscal year.

29. Discuss and consider an appointment to the Alliance Regional Water Authority (ARWA) Board of Directors, and provide direction to staff.

30. Discuss and consider an appointment to serve as the delegate for the Texas Municipal League Business Meeting, and provide direction to Staff.

31. Receive a Staff presentation and hold discussion on the formation of a Community Development Block Grant - Mitigation (CDBG-MIT) Advisory Committee; and provide direction to Staff.

32. Discuss and consider the creation, appointment and implementation of an Ad Hoc Council-appointed committee charged with reviewing the Police Department's use of force policy; and provide direction to City Manager.

33. Hold discussion regarding Section 2.042 of the City Code relating to the Order of Business for Regular City Council meetings; and provide direction to Staff.

34. Hold discussion regarding the United States Postal Service (USPS) re-location of retail services from the San Marcos Post Office.

35. Receive an update and hold discussion on the road closures connected to the West Hopkins Street project; and provide direction to Staff.

EXECUTIVE SESSION

NOTE: The City Council 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 City Council may also publicly discuss any item listed on the agenda for Executive Session.

36. Executive Session in accordance with §Sec.551.071 of the Texas Government Code: Consultation with attorney - to receive advice of legal counsel regarding pending litigation, to wit: The Mayan at San Marcos River, LLC and City of Martindale v. City of San Marcos, Docket No. 04-19-00018-CV in the 4th Court of Appeals of Texas.

ACTION/DIRECTION FROM EXECUTIVE SESSION

37. Consider action, by motion, regarding the following Executive Session items held during the Work Session and/or Regular Meeting: §Sec.551.071 of the Texas Government Code: Consultation with attorney - to receive advice of legal counsel regarding pending litigation, to wit: The Mayan at San Marcos River, LLC and City of Martindale v. City of San Marcos, Docket No. 04-19-00018-CV in the 4th Court of Appeals of Texas.

IV. Adjournment.

POSTED ON WEDNESDAY, SEPTEMBER 9, 2020 @ 6:00PM

TAMMY K. COOK, INTERIM CITY CLERK

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 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov

File #: ID#20-597, **Version:** 1

AGENDA CAPTION:
Receive status reports and updates on response to COVID-19 pandemic, including but not limited to plans for re-opening parks; hold council discussion, and provide direction to Staff.

Meeting date: September 15, 2020

Department: City Manager's Office

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:

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.

SAN MARCOS

City of San Marcos

City Council Meeting

September 15, 2020

SANMARCOS

Status Report
Item 1

Receive status reports and updates on response to COVID-19 pandemic; hold Council discussion, and provide direction to Staff.

SAN MARCOS

Known Cases – as of September 11

- **Nearly 6.5 million U.S. cases with more than 193,000 fatalities. (>240k new cases in past 7 days)**

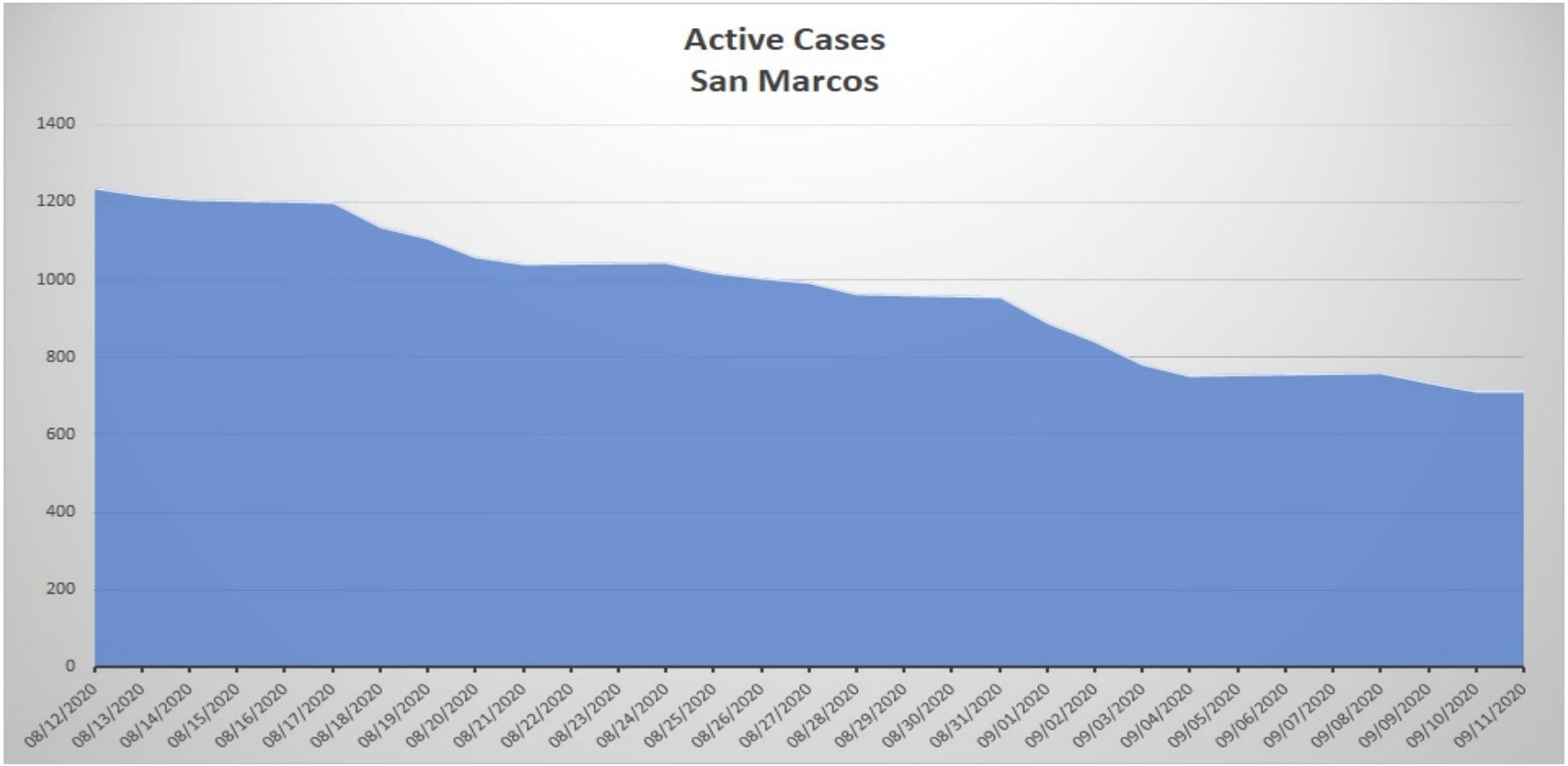
  **source: Center for Disease Control and Prevention*

- **Nearly 660k (67,412 active) cases in 251 Texas counties with 14,190 fatalities**

  **source: Texas Department of State Health Services*

- **5,598 in Hays County with 51 fatalities (1,914 active and 2,967 recovered)**
  - 716 active and 2,043 recovered in San Marcos (28 fatalities)
  - 158 cases have required hospitalization, 8 current

  **source: Hays County Health Department*


Active Cases
San Marcos
1400
1200
1000
800
600
400
200
0
08/12/2020
08/13/2020
08/14/2020
08/15/2020
08/16/2020
08/17/2020
08/18/2020
08/19/2020
08/20/2020
08/21/2020
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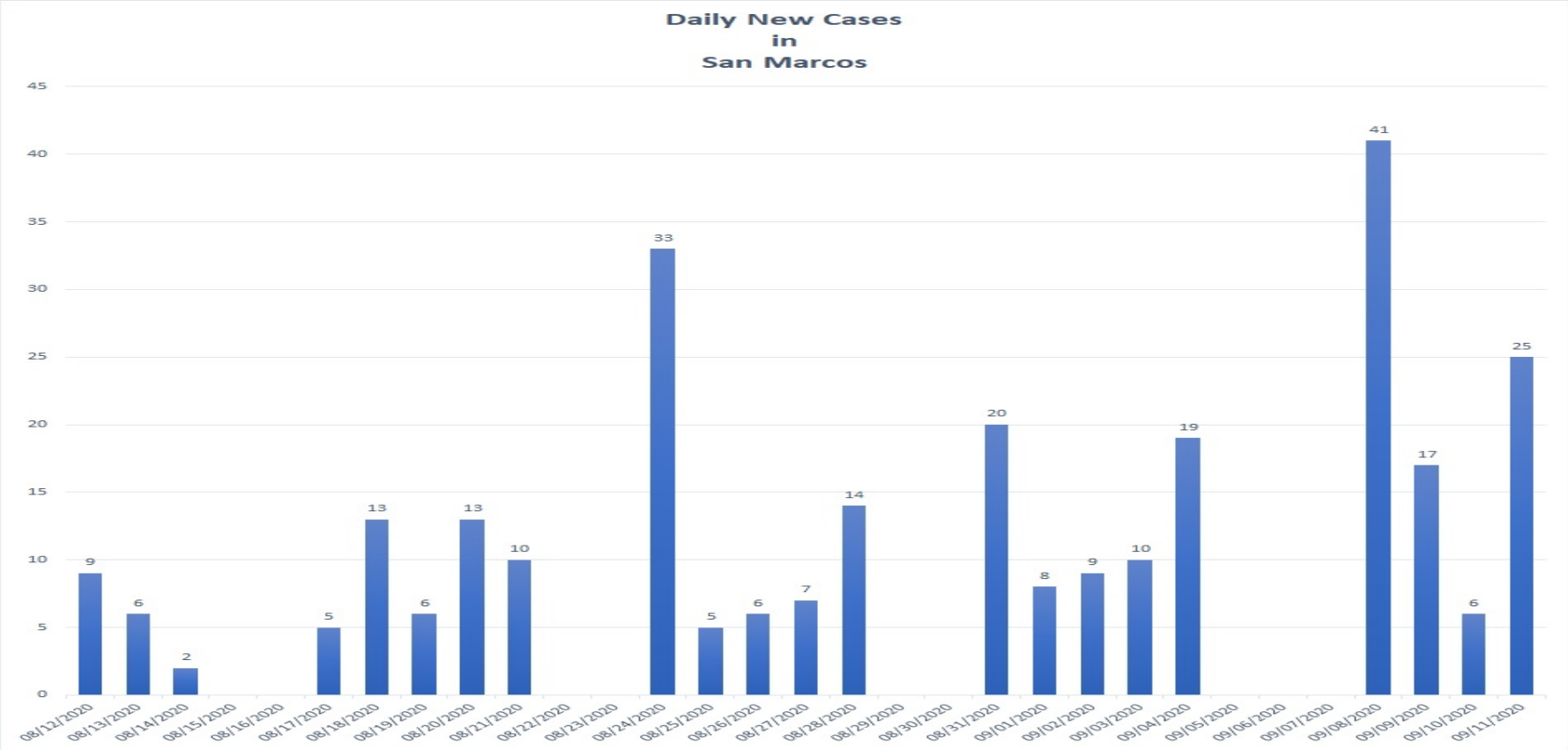
09/11/2020


Daily New Cases
in
San Marcos
45
40
35
30
25
20
15
10
5
0
9
6
2
5
13
6
13
10
33
5
6
7
14
20
8
9
10
19
41
17
6
25
08/12/2020
08/13/2020
08/14/2020
08/15/2020
08/16/2020
08/17/2020
08/18/2020
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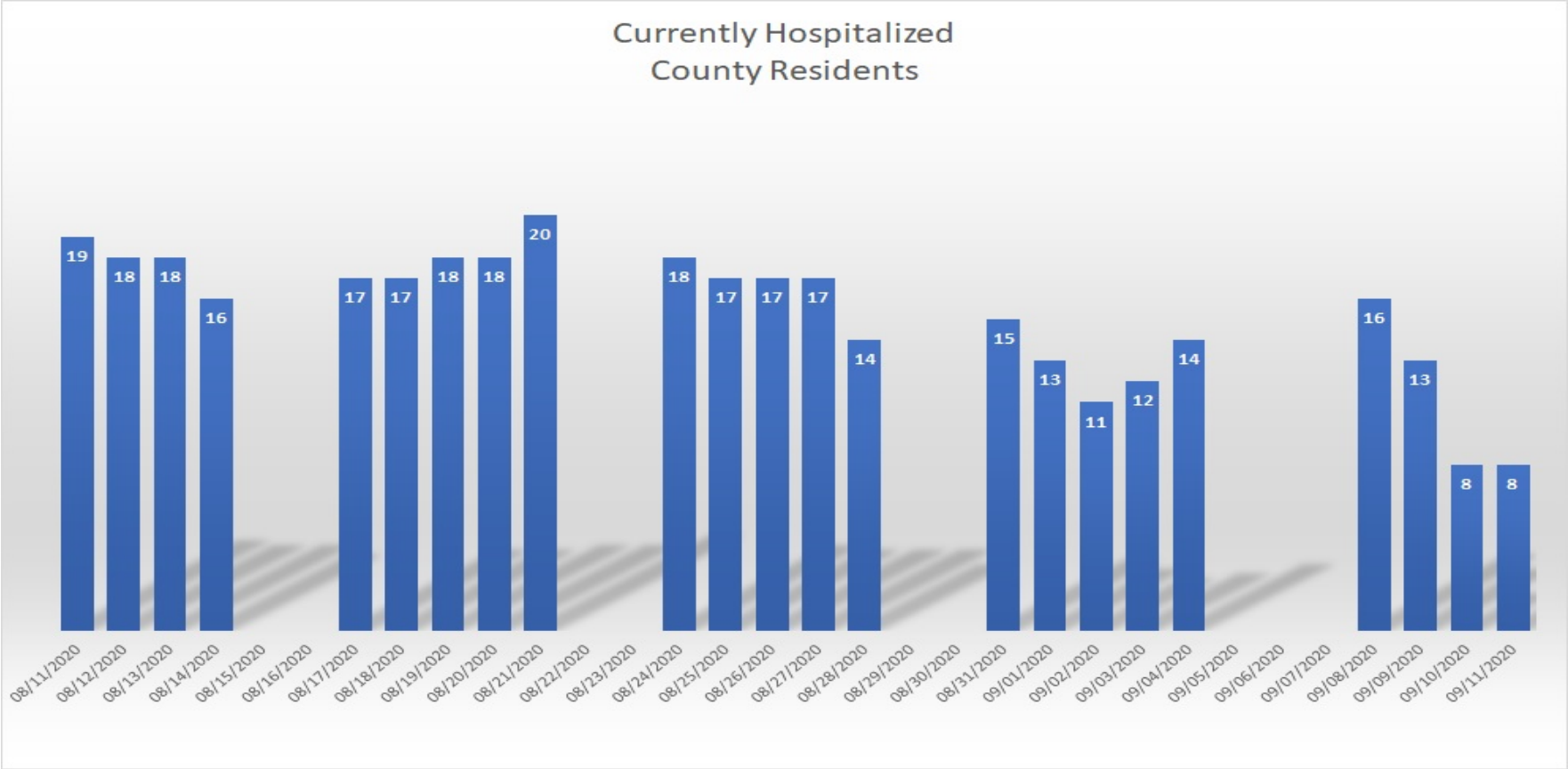
Currently Hospitalized
County Residents
19
18
18
16
17
17
18
18
20
18
17
17
17
14
15
13
11
12
14
16
13
8
8
08/11/2020
08/12/2020
08/13/2020
08/14/2020
08/15/2020
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09/05/2020
09/06/2020
09/07/2020
09/08/2020
09/09/2020
09/10/2020
09/11/2020

Updates to Governor Abbott's Actions

- **August 31: Extension of emergency Supplemental Nutrition Assistance Program (SNAP) benefits through September**
  - Texas Health and Human Services Commission (HHSC) to provide approximately $188 million in emergency SNAP benefits
  - More than 972,000 SNAP households will see the additional amount on their Lone Star Card by September 15

- **September 7: Renews COVID-19 Disaster Declaration**
  - Renews the disaster declaration for all Texas counties that was first issued on March 13

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Testing Overview

- **31,283 tests administered county wide**
  - 25,662 negative (81.7%)
  - 5,598 confirmed (18.2%)
  - 23 pending

- **County free testing – Live Oak Clinic on Broadway and Live Oak Primary Care clinic in Wimberley**

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Utility Bill Late Fees

- Per Council direction in March, all utility bill late fees have been suspended through the end of the calendar year.
- Removing late fees from customer accounts has equated to $375,000 in late fees being waived.

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Parks and Facilities Re-Opening

- **City lobbies and services**
  - Modified opening 9/16 at 8:00 AM
    - Encourage the public to continue to handle City business remotely
    - Continued use of Teams and Zoom for internal & external meetings
    - Use of appointments as much as possible
    - Certain services on limited days and times

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Parks and Facilities Re-Opening

- **Parks and Athletic Facilities**
  - Modified opening 9/16: 8:00 AM to 8:00 PM Daily
    - Active recreation allowed in river-front parks
    - Designated entry and exit points for the river
    - Fencing re-configured to discourage passive recreation and allow use of Tennis Courts
    - Neighborhood parks and playscapes open
    - Athletic facilities, basketball courts and parks open for play

Reminder: Portions of Rio Vista Park, Children's Park and City Park are active construction zones for the Shared Use Path Project

Helpful community links

- http://www.sanmarcostx.gov/covid19info
- http://haysinformed.com/health-update/
- https://hayscountytx.com/covid-19-information-for-hays-county-residents/
- https://www.txstate.edu/coronavirus
- https://www.smcisd.net/
- https://www.dshs.texas.gov/coronavirus/
- https://www.trla.org/covid19-main

File #: ID#20-566, **Version:** 1

AGENDA CAPTION:
Receive a staff presentation and hold discussion regarding the San Marcos Police Department use of cite and release.
Meeting date: September 1, 2020

Department: Police - Interim Chief Bob Klett

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]

N/A

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:

Ordinance 2020-18 supporting the increased used of cite and release became effective on May 31, 2020. Section 8 of the ordinance provides for a progress update to City Council within three months. This presentation will cover the initial data from quarter 2, 2020 and the steps being taken to be transparent with the data.

Council Committee, Board/Commission Action:

N/A

Alternatives:

N/A

Recommendation:

N/A

SAN MARCOS

Item 1

Receive a staff presentation and hold discussion regarding the San Marcos Police Department use of cite and release.

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Ordinance Timeline

- Approved on April 7, 2020
- Effective on May 31, 2020
- Chiefs Advisory Panel on August 19, 2020
- Progress update to City Council in three months

SANMARCOS

2020 is an Odd Year

- **Year to date comparisons January 1 to August 10**
  - 2018 – 48,447 Calls for Service – 10,616 Traffic Stops
  - 2019 – 48,670 Calls for Service – 10,113 Traffic Stops
  - 2020 – 40,566 Calls for Service – 4,849 Traffic Stops
- **23% Drop in Index Offenses from 2019**
  - Murder, Rape, **Robbery**, Assault, **Burglary**, Larceny (Theft), Motor Vehicle Theft, Arson

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Street Diversions

- **2020 Q1** (January 1 – March 31)
  - 153
- **2020 Q2** (April 1 – June 30)
  - 13
- **2020 Q3 Partial** (July 1 – September 9)
  - 17

Cite and Release History

- **2017 – 11**
- **2018 – 22**
- **2019 – 30**
- **2020 – 51** (as of September 8)

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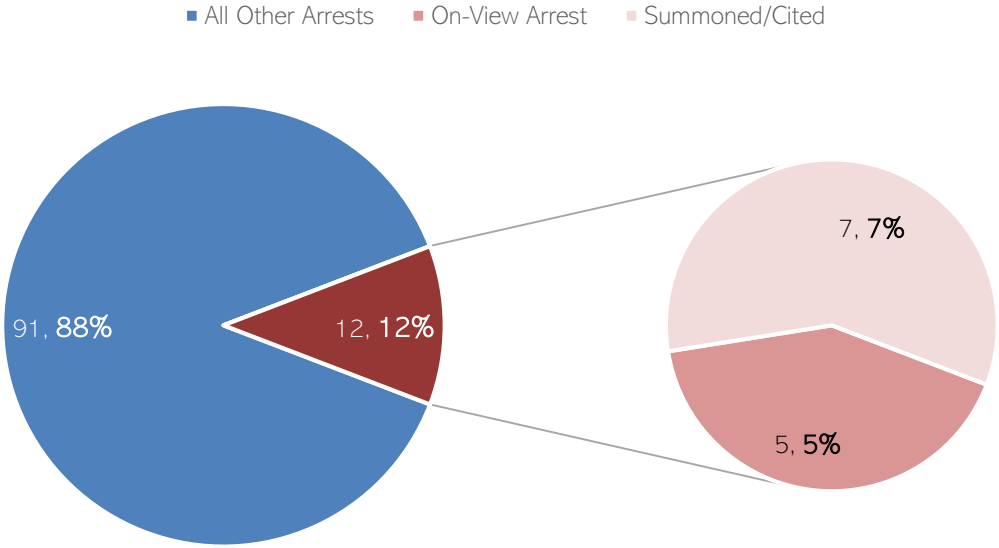
Cite and Release Offenses

- **Theft of Service less than $375**
- **Theft of Property less than $375**
- **Criminal Mischief less than $375**
- **Graffiti less than $375**
- **Possession of Marijuana less than 4 ounces**
- **All Class C Misdemeanors** (Excl PI, Assault or Family Violence)
- **Driving While License Invalid**

Cite and Release Q2 Report

Chart1: Frequency and Outcome of Cite and Release Incidents



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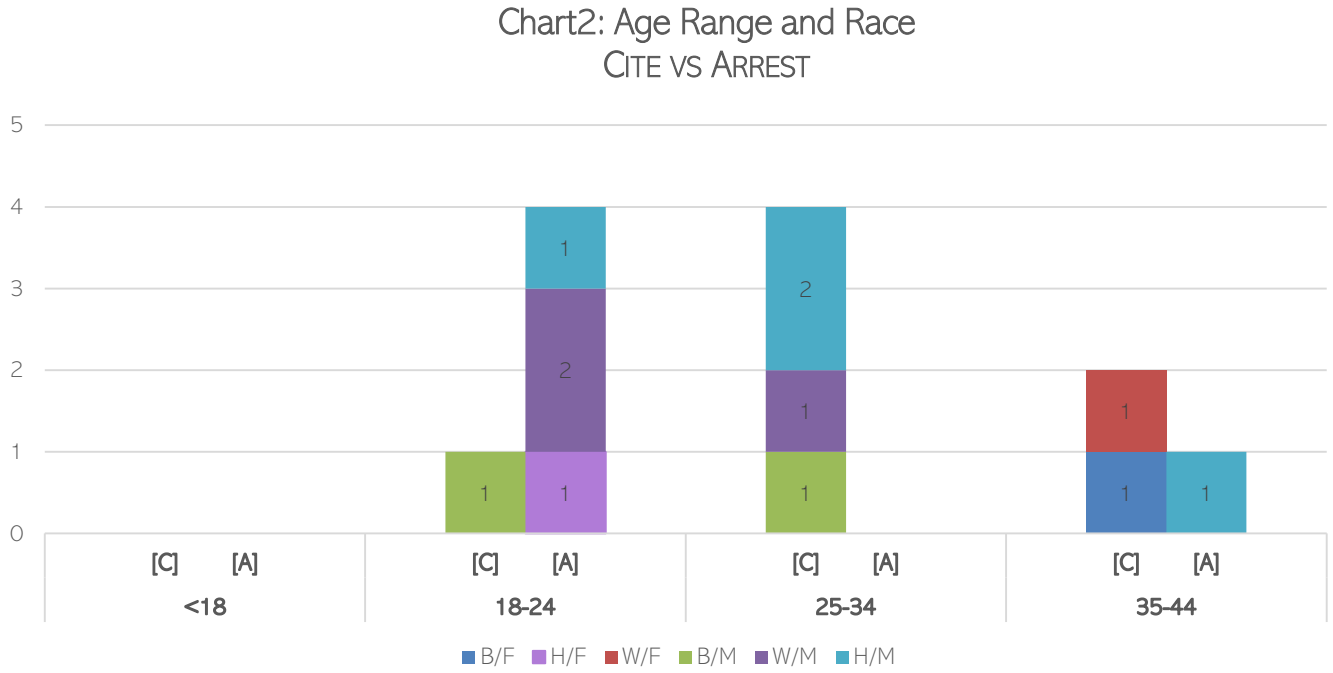
Cite and Release Q2 Report

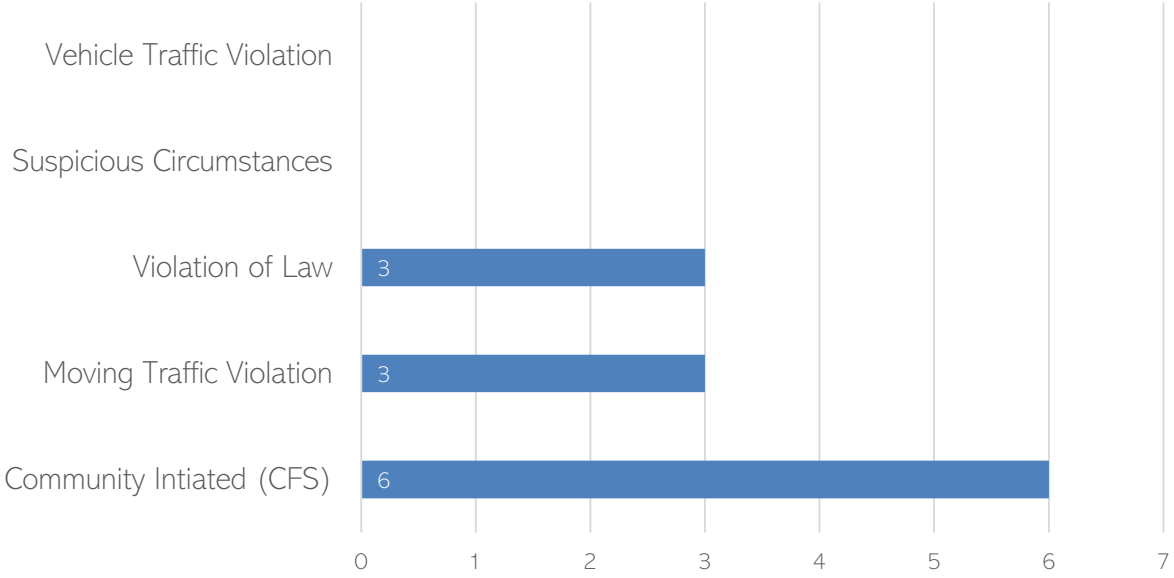
- **Total Applicable Offenses Cited – 12**
  - Criminal Mischief – 4
  - Driving While License Invalid – 3
  - Theft – 2
  - Possession of Marijuana – 1
  - Fighting – 1
  - DUI - 1

Cite and Release Q2 Report



Cite and Release Q2 Report

Chart3: Reason for Contact



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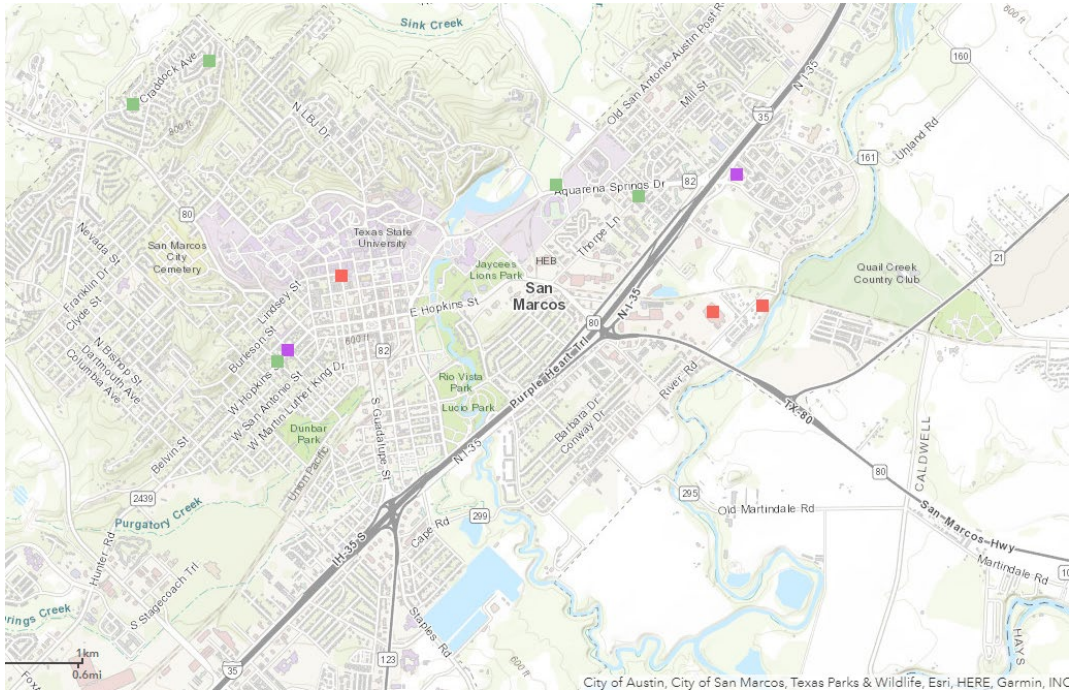
Cite and Release Q2 Report

	Arrest Reason			
Contact Reason	Arrest Warrant	Juvenile	No Hays County Connection	Other Non-Citable Offenses
Community Initiated (CFS)	0	0	1	3
Moving Traffic Violation	0	0	0	0
Suspicious Circumstances	0	0	0	0
Vehicle Traffic Violation	0	0	0	0
Violation of Law	0	0	1	0
Grand Total	0	0	2	3

Cite and Release Q2 Report

Now Online!!!



sanmarcostx.gov

Discussion

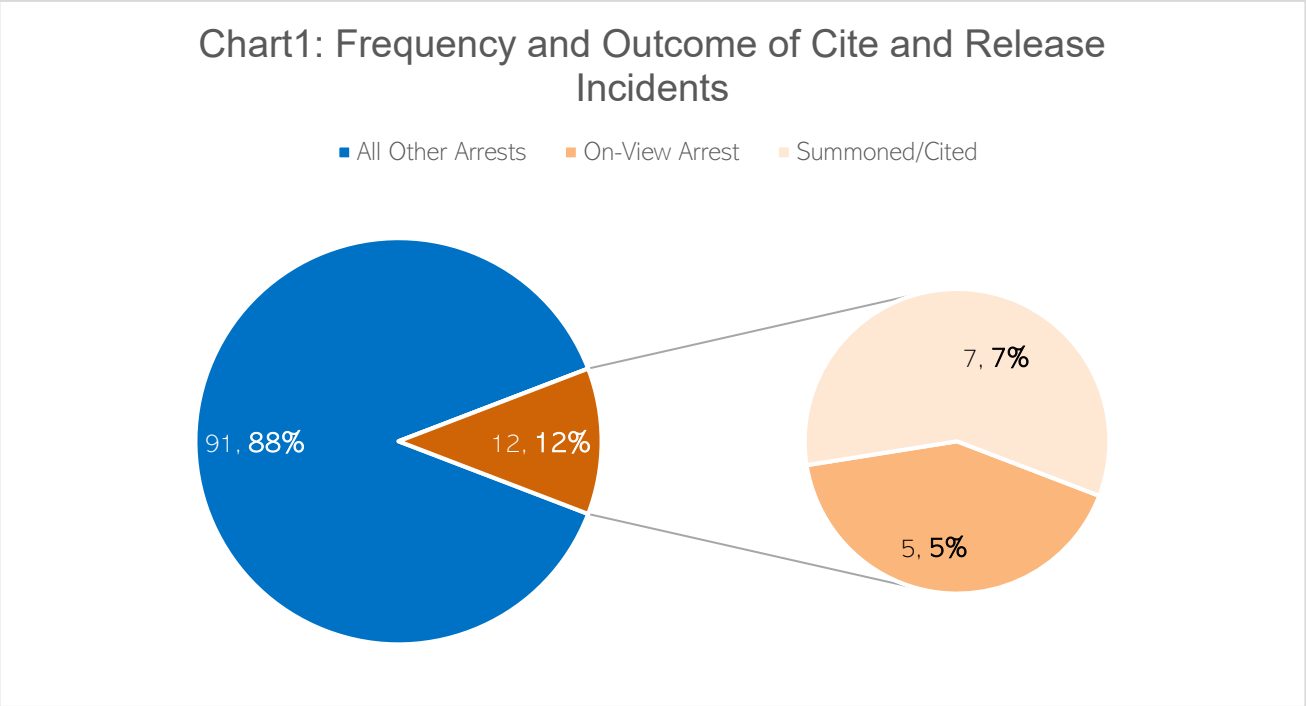
OVERVIEW

The City of San Marcos adopted Ordinance No 2020-18 in April of 2020. In response to this ordinance San Marcos Police Department requires the officer to cite and release individuals who have committed any one of the following misdemeanors listed in Table 1. This report will summarize the frequency of use, offense type, justification for contact and arrest, and the age, race and ethnicity of individuals involved in cite and release offenses during the applicable duration of 2nd Quarter (2Q) 2020 (May 31, 2020- June 30, 2020). Comparative information will be provided in the following quarter reports, but due to this being the first report and an incomplete calendar year quarter, inferences are limited.

Offense Type	Class	Condition
Theft of Service	B	Value is less than or equal to $375
Theft of Property	B	Value is less than or equal to $375
Criminal Mischief	B	Damage is less than or equal to $375
Graffiti	B	Damage is less than or equal to $375
Possession of Marijuana	A/B	Less than 4oz.
All Class C Misdemeanors	C	Excludes Public Intoxication, Assault or Family Violence
Driving While License Invalid	B	

Frequency of Cite and Release applicable Incidents

Chart1 displays how frequently San Marcos PD encounters Cite and Release applicable incidents. During the 2Q of 2020, approximately 12% of arrests made by SMPD (12 incidents) were Cite and Release applicable involvements. Of those, seven (7) were Cited and five (5) resulted in an On-View arrest.



Applicable Offenses

Table2 indicates the cite and release offenses that were encountered during the 2nd quarter of 2020. Due to the small count in number, percentages are not utilized. This is to ensure

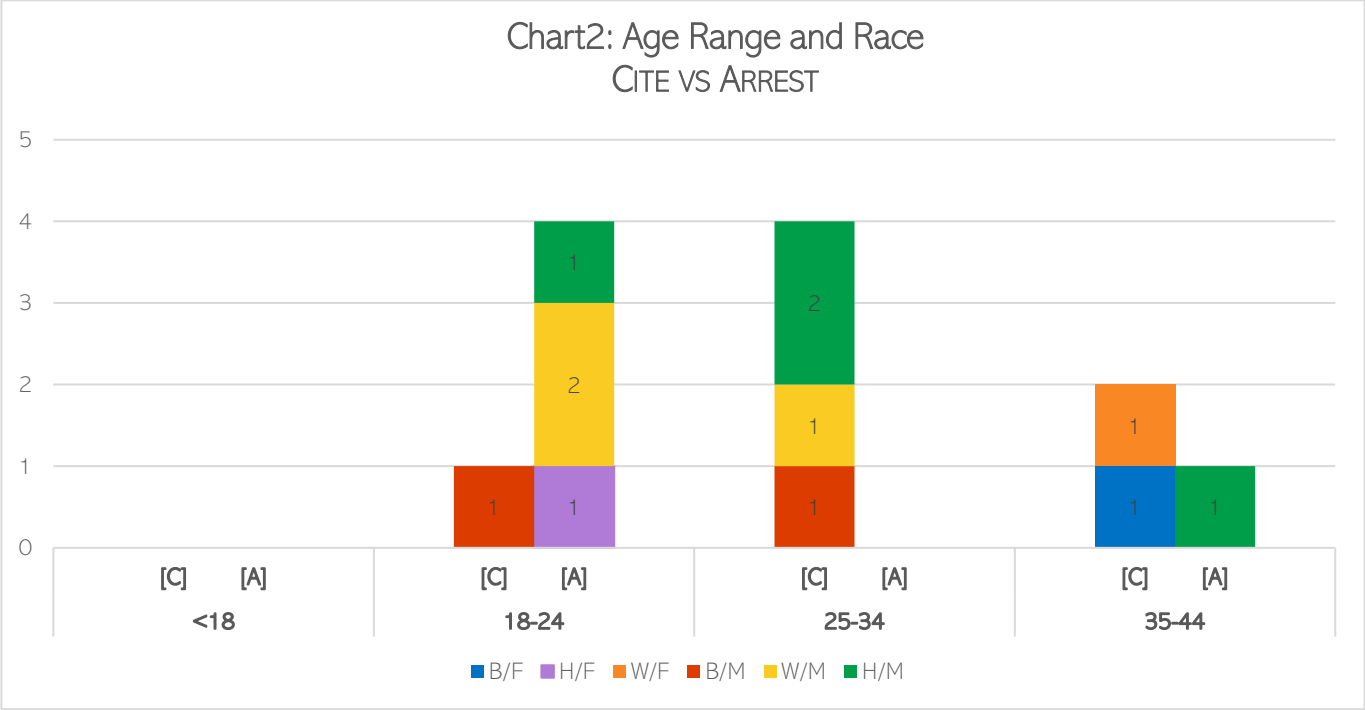
Table2:

Offense	Count
Criminal Mischief >=$100<$750	4
DWLI	3
Theft Prop >=$100<$750	2
POM	1
DOC - Fighting	1
DUI	1
Total	12

Age, Race and Ethnicity

Chart2 displays the age range and race of individuals who were involved in cited [C] offenses compared to those who were arrested [A]. Chart2 displays the age range and race/ethnicity of individuals who were arrested for cite and release offenses. The colors are broken down by Race/Ethnicity[1] and Sex combinations. The graph is sectioned off by age range. In this chart, in the 18-24 bracket, one (1) Hispanic female, one (1) Hispanic male and two (2) White males were arrested. One (1) Black male was cited in the same age bracket.

The reason for contact and arrest (if applicable) will be explained further in the next section.



[1] Ethnicity and Race were merged per the request of CoSM City Council.

Reason for Contact and Reason for Arrest (if Applicable)

The Reason for Contact in Cite and Release applicable offenses were based off already established racial reports. These options are listed below. Chart3 displays the Reason for Contact during the 2Q 2020.

(1) Community Initiated- a call for service generated by the public to law enforcement seeking assistance.

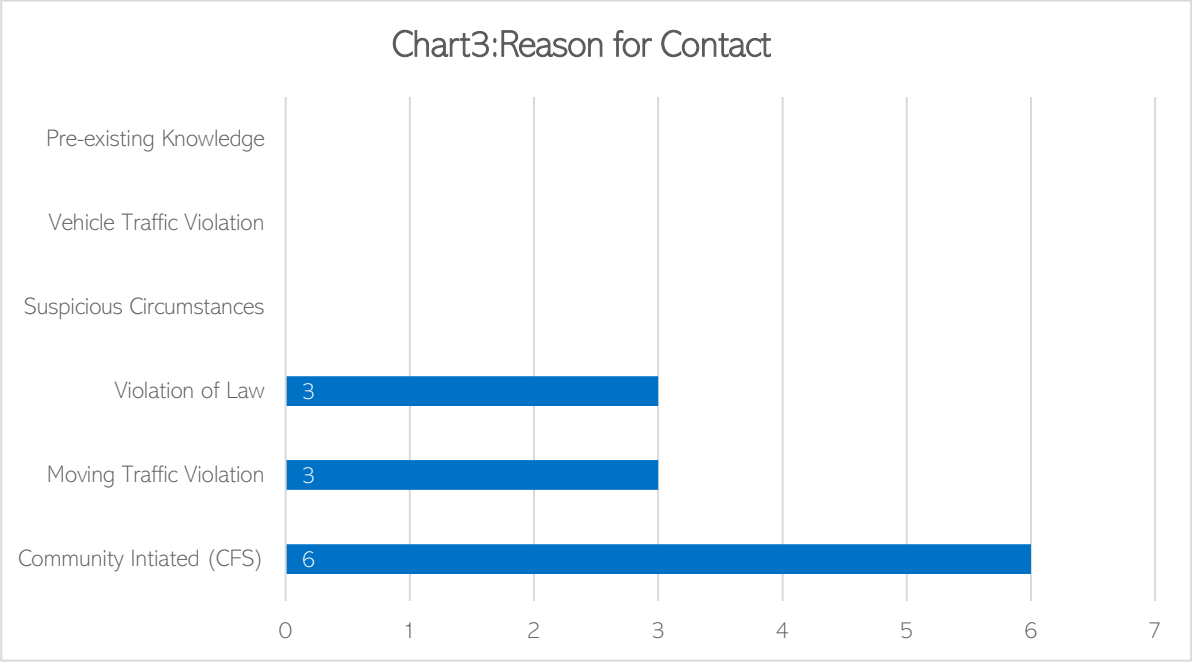
(2) Violation of Law- any act, or failure to act, that does not abide by existing law

(3) Vehicle Traffic Violation- any vehicle violation such as a brake light out.

(4) Moving Traffic Violation- Violations such as speeding or running a stop sign.

(5) Pre-Existing Knowledge- Information that an officer has, prior to contacting the individual, that they were wanted or violated a law.

(6) Suspicious Circumstances- a situation in which an officer observes behavior that may be crime-related or yields concerns for the welfare of the public.



In the 2Q of 2020 there were approximately 11% of the incidents (12 total) where the Cite and Release process was applicable. Of those instances, five (5) individuals were arrested. The Reason for Arrest in Ordinance No 2020-18 are segmented into six (6) categories. These justifications include the following:

(1) Other Non-Citable Offenses

(2) Possesses Imminent Danger (to themselves or others)

(3) Outstanding Arrest Warrant

(4) No Hays County Connection

(5) Did not provide sufficient personal identification

(6) Demanded to be taken before a magistrate

(7) Suspected to have commit an offense that is not covered by Cite and Release process as dictated by state law.

Table3 displays the reason for contact in comparison to the reason for arrest in this current quarter. Of the incidents that were initiated by community members, four (4) resulted in arrest due to other Non-Citable Offenses. There were (three)3 individuals arrested since they did not have a Hays County Connection. The original reason for the contact stemmed from the community-initiated, moving traffic violation and a violation of law.

Table3:

	Arrest Reason			
Contact Reason	Arrest Warrant	Juvenile	No Hays County Connection	Other Non-Citable Offenses
Community Initiated (CFS)	0	0	1	3
Moving Traffic Violation	0	0	0	0
Suspicious Circumstances	0	0	0	0
Vehicle Traffic Violation	0	0	0	0
Violation of Law	0	0	1	0
Pre-existing Knowledge	0	0	0	0
Grand Total	0	0	2	3

The map for 2Q 2020 is available here for review.

File #: ID#20-598, **Version:** 1

AGENDA CAPTION:

Consider approval, by motion, of the following meeting Minutes:

A. September 1, 2020 - Work Session Meeting Minutes

B. September 1, 2020 - Regular Meeting Minutes

Meeting date: 9/1/2020

Department: City Clerk

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: Approval of Previous Meeting Minutes

City Council Goal: [Please select goal from dropdown menu below]

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from 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.

☒ Not Applicable

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

Choose an item.

Background Information:

The following minutes are attached for review:

A. August 13, 2020 - Budget Workshop Meeting Minutes

B. August 18, 2020 - Work Session Meeting Minutes

C. August 18, 2020 - Regular Meeting Minutes

Council Committee, Board/Commission Action: Click or tap here to enter text.

Alternatives:

Recommendation: Approve Minutes as attached

City of San Marcos

Work Session Meeting Minutes
City Council

Tuesday, September 1, 2020 | **3:00 PM** | **Virtual Meeting**

This meeting was held using conferencing software due to Covide-19 rules.

I. Call To Order

With a quorum present, the work session meeting of the San Marcos City Council was called to order by Mayor Hughson at 3:02 p.m. Tuesday, September 1, 2020. The meeting was held virtually.

II. Roll Call

Present: 7 - Council Member Melissa Derrick, Mayor Jane Hughson, Mayor Pro Tem Ed Mihalkanin, Council Member Joca Marquez, Deputy Mayor Pro Tem Mark Rockeymoore, Council Member Maxfield Baker and Council Member Saul Gonzales

PRESENTATIONS

1. Receive a presentation, by Emergency Services Consulting International, and hold a discussion on the San Marcos Fire Department's Community Risk Assessment and Standard of Cover study, and provide direction to Staff.

Bert Lumbreras, City Manager provided a brief introduction on the Community Risk Assessment and Standards of Cover study performed for the Fire Department. Mr. Lumbreras stated the analysis confirms a number of things; that we have a highly capable Fire Department, that is well equipped and trained, and led by strong management. Mr. Lumbreras stated in addition to having a highly-functioning department, our community continues to grow quickly and additional resources and facilities will be necessary to meet department and national standards. Mr. Lumbreras mentioned the City has other characteristics that must be considered including a majority of residential properties being multi-unit or multi-story, a large population of students and low-and moderate-income families, and the mix of retail and distribution facilities. Mr. Lumbreras mentioned a list of recommendations will be presented and not all of the actions can be implemented quickly; however, we can start incorporating them in the plans. Mr. Lumbreras stated that we have a lot of information to go over and turned it over to Fire Chief Les Stephens to introduce the presenter.

Les Stephens, Fire Chief stated this is the first time this kind of study has been done for the Fire Department. Mr. Stephens introduced Sheldon Gilbert, Chief Executive Officer with Emergency Services Consulting International. Mr. Gilbert provided the presentation regarding the San Marcos Fire Department's Community Risk Assessment and Standard of Cover (CRA/SOC) study.

Mr. Gilbert provided the findings of the study being:
• Multiple geographic restriction zones are impacting response times.
• 58% of residential properties are multi-unit and multi-story.
• A large student population combined with low to moderate income families is impacting risk to residents.
• Major distribution and transportation pipeline via Amazon, HEB, and soon to be built SMART terminal.
• Large retail presence with regionally recognized outlets.
• Limited staffing and fire resources to manage large and/or expanding events.

Mr. Gilbert presented the Community Risk Assessment (CRA) and listed the community target hazards
Occupancy/Hazard Area: Description
Large Building: Sprinklered vs Non-Sprinklered MF, HR, > 50,000 square feet
Public Assembly: Churches, Restaurants, Bars, Libraries, Sports Stadiums
Educational: Public/Private K–12, University, Day Care
Medical/Congregate Care: Hospitals, Urgent Care, Dependent Care Facilities
Government: Detention Centers, Jails, Court, Local/State/Federal Offices
Energy Systems: Pipeline, Major Power Grids
Communication: Cell Towers, Radio Towers, Broadcast Facilities
Tier II Facilities: Facilities (Superfund Amendments & Reauthorization Act)
Major Employers: Major Employment Centers
Largest Tax Generators: Facilities with High Sales/Property Tax Contributions
Distribution Centers: Large Distribution and Fulfillment Centers
Dam & Flood Prone Areas: Dam or Levee Sites with Flood-Prone Areas
Wildfire Risk: Wildland-Urban Interface Locations

Mr. Gilbert provided these Findings:
• Multiple geographic restriction zones are impacting response times.
• 58% of residential properties are multi-unit and multi-story.
• A large student population combined with low to moderateincome families is impacting risk to residents.
• Major distribution and transportation pipeline via Amazon, HEB, and soon to be built SMART terminal.
• Large retail presence with regionally recognized outlets.

• Limited staffing and fire resources to manage large and/or expanding events.

Mr. Gilbert provided the following recommendations:
• Develop plans to increase community flood resiliency and planning.
• Improve thoroughfare conditions to reduce geographic restriction zones.
• Adopt a formal risk assessment program to assign risk classifications to occupancies.
• Establish a Community Risk Reduction Division.
• Establish funding formula within the City budget construct to adequately fund resources to accommodate existing and future growth (see ERF recommendations).
• Explore EMS partnership and innovation with San Marcos Hays County EMS (SMHCEMS).
• Review monthly and improve call processing times in accordance with National Fire Protection Association (NFPA) 1221 standards.
• Review, report, and improve turnout times to adopted San Marcos Fire Department performance goal.

Mr. Gilbert showed maps of fire stations current coverage and with fire station 2 relocated to Centerpoint and fire station 6 added with 3 more proposed fire stations.

Council Member Gonzales expressed concerns about the turnout times and why it's taking long. Chief Stephens stated that the calls are handled through the police department dispatchers and calls are being triaged to ensure the appropriate staff and equipment are sent to each call. Electronic handoff from the dispatch system to the Fire system and the difference in the timing is under review. Police department data shows the fire department is in compliance. Mr. Stephens stated is we know the turnout time appears to be long leaving the station. This could be because it is now a verbal report to state they are en route. They will be looking to do this electronically. Chief Stephens stated they would like to move over to a Motor Data Terminal (MDT) which allows to click a button and to check them out and not verbally.

Council Member Gonzales asked when does the clock start? Chief Stephens stated when the dispatcher answers the call, turnout time begins when the tone is received in the station and when the apparatus leaves the building and another notation is when they arrive. Mr. Gilbert stated it all depends on the turnout time due and if the dispatcher is busy with another call, they may not be clicking the button immediately.

Council Member Derrick asked about the flood resiliency Mr. Stephens stated what will be helpful is to get fire stations on the east side of IH 35. We do try to re-locate equipment to the east side of IH 35 when flooding may be imminent.

Council Member Derrick asked Mr. Lumbreras about saving money on the budget, asked when can the city have more resources for fire support or rely on bond projects for the short term? Mr. Lumbreras stated it is difficult to begin this with FY21 but the bond projects were approved in May 2017, one strategy was to think about the maintenance and operations staffing. Mr. Lumbreras stated can't hire staff right away, however we would need time to hire and train. Having a target incrementally in future years beginning in 2022 and looking forward.

Council Member Derrick asked about the increase hazards in mixed development containing both multifamily and commercial. Mr. Gilbert stated mixed used development
brings a good robust community as contributing factors but to the fire department perceptive it brings in risks and needs its own profile. Retail under residential requires planning for fire prevention and risk assessment.

Council Member Derrick asked about the Community Risk Reduction Division and will that be done with existing employees or a new division? Mr. Gilbert stated that would be up to city staff and if availability is there for existing staff to take up those duties. It works well with Fire Prevention. Mr. Gilbert mentioned there are specific trainings and standards that would need to be adopted and it needs to be addressed.

Council Member Baker asked what the 12% false calls entails. Mr. Gilbert stated where multi family property has fire alarms and that are fire alarms are reset. Mr. Stephens mentioned Mr. Kistner, Fire Marshal had 4 false calls in a hotel. Mr. Stephens stated in 2020 Fire Code amendments has been added where staff will fine owner for multiple false alarms. Fire department staff arrives at the scene to ensure the findings and all calls are treated as real emergencies until decisions are made
that they are not.

Council Member Baker asked about Texas State University and barriers that exist around that? Mr. Stephens stated that about 100 calls per year are at Texas State University and the number of calls related to university students is

higher. There are physical barriers to response are there and city staff works closely with the Texas State University and during new construction. Proximity to the location impacts the response time anywhere.

Mayor Hughson asked why are some areas outside of the city included in the travel times for fire response? Mr. Gilbert stated probably due to the timer software and how far it can get but does include extraterritorial jurisdictions (ETJ) for future projects to be considered.

Mayor Hughson wanted to remind all that when the slide shows 20-21 people that is per shift and to determine the number of staff needed, we need to multiply by the 3 shifts.

Mayor Hughson asked about mixed use buildings and what exactly is the disadvantage or what is special about them regarding fire response. She is not against mixed use, but wants to know what the complexities are. Mr. Gilbert stated first story commercial with multiple floors especially if the commercial includes restaurants. It can be handled, we just need to ensure that all safety measures are in place.

EXECUTIVE SESSION

2. Executive Session in accordance with:
A. §Sec.551.071 of the Texas Government Code: Consultation with attorney - to receive advice of legal counsel regarding pending litigation, to wit: The Mayan at San Marcos River, LLC and City of Martindale v. City of San Marcos, Docket No. 04-19-00018-CV in the 4th Court of Appeals of Texas
B. Section 551.071 - Consultation with Attorney - To receive legal advice from the city attorney regarding the city's requirements for connection or extension of utilities to property located outside the city limits of San Marcos.

A motion was made by Council Member Baker, seconded by Council Member Derrick, to enter into Executive Session at 4:07 p.m. The motion carried by the following vote:

For: 7 - Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

III. Adjournment.

Council returned from Executive Session at 5:36 p.m.

A motion was made by Council Member Derrick, seconded by Council Member Gonzales, to adjourn the work session meeting of the City Council at 5:38 p.m., Tuesday, September 1, 2020. The motion carried by the following vote:

For:	4 -	Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin and Council Member Baker
Against:	0	
Absent:	3 -	Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore and Council Member Gonzales

Tammy K. Cook, Interim City Clerk **Jane Hughson, Mayor**

City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes
City Council

Tuesday, September 1, 2020 | **6:00 PM** | **Virtual Meeting**

Due to COVID-19, and as long as the State Disaster Declaration is in effect, this will be a virtual meeting. To view the meeting please go to www.sanmarcostx.gov/videos 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 City Council was called to order by Mayor Hughson at 6:04 p.m. Tuesday, September 1, 2020. This meeting was held virtually.

II. Roll Call

Present: 7 - Council Member Melissa Derrick, Mayor Jane Hughson, Mayor Pro Tem Ed Mihalkanin, Council Member Joca Marquez, Deputy Mayor Pro Tem Mark Rockeymoore, Council Member Maxfield Baker and Council Member Saul Gonzales

III. 30 Minute Citizen Comment Period

Paula Taylor spoke on behalf of the Tulip Garden Trail neighbors in the La Cima Community. She asked Council to reconsider the denied Alternative Compliance Request (AC-20-03). Ms. Taylor stated members of the community now have a better understanding of the project and is pleased that Mr. Eric Willis, developer of La Cima, took time to discuss future development and agreed to a joint plan to protect the safety and respect their privacy.

John David Carson spoke against the proposed Land Development Code (LDC) changes, specifically the addition of the Neighborhood District "ND" 3.2 and Character District "CD" 2.5. Mr. Carson asked Council to remove these Districts from the LDC amendments and not adopt them as both are contradictory to the goals and objectives of CodeSMTX and the Comprehensive Plan. Mr. Carson expressed concerns about creating these proposed "ND" 3.2 and "CD" 2.5 districts. They may create politically easy categories for rezoning, but they will not create a more sustainable or equitable San Marcos.

John Garcia would like the City to reach out to apartment complex managers and request they allow no parties on premises during the pandemic. Mr. Garcia expressed concerns of restaurants not following the COVID guidelines of

maximum capacity and not following the Texas Alcoholic Beverage Commission rules. Mr. Garcia would like for the City to find an alternative route from the alley between Cheatham Street and Grove Street as they are seeing a lot of vehicle traffic and littering. Mr. Garcia expressed concerns with the Water/Wastewater rate increase for new added apartments vs. residential residents that have lived here longer. Mr. Garcia supports the creation of an ordinance to allow people to enter the river on private lots.

PRESENTATIONS

1. Receive status reports and updates on response to COVID-19 pandemic; hold council discussion, and provide direction to Staff.

Chase Stapp, Director of Public Safety provided a presentation regarding the COVID-19 pandemic.

Known Cases – as of August 28
• >5.9 million U.S. cases with more than 182,000 fatalities. (>291K new cases in past 7 days) *source: Center for Disease Control and Prevention
• >610,000 (98,326 active) cases in 251 Texas counties with 12,510 fatalities
***source: Texas Department of State Health Services**
• 5,361 in Hays County with 45 fatalities (2,348 active and 2,967 recovered)
– 966 active and 1,640 recovered in San Marcos (24 fatalities)
– 127 cases have required hospitalization, 16 currently in hospital
***source: Hays County Health Department**

Mr. Stapp stated compared to the numbers from two weeks ago. In Texas, there were 27,174 fewer active cases than there were at the last update on August 14th. There has been 2,500 new fatalities in Texas. There are 293 fewer active cases in San Marcos and 5 more deaths in the county which 4 are from San Marcos. In Hays County, there are 243 fewer active cases than there were at the last update on August 14th.

Mr. Stapp mentioned that Dr. Marquez asked at the last council meeting about employee case counts and as of now it is 0% of positive employee cases with one test pending and since March there has been 33 employees who have tested positive.

Updates to Governor Abbott's Actions
• August 20: Procurement of more than 1 million personal devices and WiFi hotspots
– Part of the state's Operation Connectivity initiative
– Intended for use by public school students – Received inquiry from the San

Marcos School District
• August 21: Texas Workforce Commission (TWC) Lost Wage Assistance Funds
– $1.4 billion made available through President's Lost Wage Assistance Executive Order
– Will $300 weekly benefit to qualifying Texans receiving unemployment benefits
Testing Overview
• 29,382 tests administered county wide
– 24,021 negative (81.7%)
– 5,361 confirmed (18.2%)
– 26 pending
• County free testing – Live Oak Clinic on Broadway and Live Oak Primary Care clinic in Wimberley
• Last week's testing sites – Texas Department Emergency Management
– 6 consecutive days in San Marcos beginning 8/24 – San Marcos High School
– 6 consecutive days in Kyle same dates – Hays Performing Arts Center
Mr. Stapp mentioned than 900 tests provided between both locations.

CARES Act Funding
$3.6 Million Total Allocation
• Initial $731K designated for medical, public health, and payroll expenses for public safety, public health, health care, human services employees
– Initial $731K must be spent prior to asking for additional money to meet other programs, services, and initiatives
– Departments are coding all personal protective equipment, cleaning supplies and cleaning equipment
• Collaborating on ideas for how to spend the balance of the $3.6 Million allocation.
– Each of these ideas must be developed as a business case first
– Expect to bring a recommendation to City Council in October
• Working with Community Action Inc. to help more customers with their utility bills
• Deadline to spend the awarded funds is December 30 – expected to be extended
Emergency Operations Update
• Virtual Emergency Operations Center (EOC) remains in effect
– Weekly calls (Mondays at 8:00 a.m.)
• Regular Communication with our local partners including Texas State University, local hospitals, and Hays County.

Mr. Stapp mentioned that Texas State University (TXST) has a quarantine facility for students who test positive for COVID-19 and the City will receive weekly updates on positive cases of students and staff.

Council Member Baker asked if there are any repercussions for students violating guidelines and having parties? What is the appropriate way to handle? Mr. Stapp stated staff communicates with TXST staff and University police on student incidents.

Mayor Hughson stated that she has had conversations with the Interim Vice President of Student Affairs and they are keeping track of off campus activities by on campus organizations. For example, Sorority/Fraternity organizations are having virtual interviews for the pledging process.

Council Member Gonzales asked about the status on the bars downtown. Mr. Stapp stated they are closed according to Governor Abbott's order and some owners have been working with TABC to get designated as a restaurant to serve food along with alcohol. Council Member Gonzales asked how is it being monitored, is it on the percentage of food in the establishment? Mr. Stapp mentioned that TABC monitors the sales of alcohol through a reporting process by the owner. Council Member Gonzales would like to know what bars are selling food and alcohol? Mr. Stapp will work on getting a list to Council.

Deputy Mayor Pro Tem Rockeymoore asked about the reopening of river parks. Mr. Stapp mentioned that we do not have a reopening date yet, but this is under discussion by the Executive Team. Mr. Rockeymoore asked if there will be a phase with limited people allowed at parks/rivers. Mr. Stapp mentioned that staff is working towards opening parks in a safe manner.

Council Member Derrick mentioned receiving complaints on police not monitoring the 50% capacity occupancy at restaurants. She asked what is the police department doing and what is the protocol? Mr. Stapp said citizens can call in complaints to the non-emergency police line to report establishments operating above the 50% capacity. Mr Stapp stated officers investigate on a case by case basis but they take an educational approach before enforcement. Mr. Stapp mentioned that police officers are avoiding confrontation due to the climate police officers are dealing with during these times.

2. Receive a Staff presentation and hold discussion regarding the City's contract with Texas Disposal Systems in preparation for an upcoming consideration of contract extension, and provide direction to Staff.

Mr. Lumbreras provided a brief introduction regarding the City's Resource

Recovery program in advance for consideration of a contract extension with Texas Disposal System (TDS). Mr. Lumbreras stated TDS provides the best options in terms of services, a competitive rate, and enhancements they offer our community. A couple of these are an educational program for the school district and access to their Waste Wizard app and online tool. Mr. Lumbreras stated he believes the assessment of the contract demonstrates that it meets our needs, TDS is a good partner providing exceptional service, and we are getting good deal.

Amy Kirwin, Community Enhancement Initiatives Manager provided the presentation outlining the history of the Resource Recovery division, the services provided by contractors, and the plan for the program moving forward.

Ms. Kirwin stated the Current Residential Rate Includes:
• Curbside service for trash, recycle and green waste pay are you throw program; bulk pickups; brush once a month at TDS
• Drop Off facility at Green Guy Recycling
• Household Hazardous Waste (HHW) Drop Off twice a week
• Brush Drop Off second Saturday each month; mulch available
• Community Clean Ups: 4 per year (April, May, September and October)
• Service of downtown trash/recycle public containers
• Administration and Educational Outreach
• Pharmaceutical Drop Off not in rate

Ms. Kirwin presented the contracts that are under Resource Recovery:
• TDS: – Residential service, Multifamily recycling, City facility trash and compost, Special event trash and compost, Community Clean Ups
• Green Guy Recycling: City facility recycling, Special event recycling, Community Clean Ups, HHW Labor, Drop Off Facility
• Clean Earth of Alabama: HHW disposal and MS4 disposal
• Eggermeyer Land Clearing: Brush mulching
• Easter Seals: Downtown trash/recycle service (4 days/week)

Ms. Kirwin stated that TDS will be waiving 3% increase to the contract for FY21 saving us $111,722.88.
Ms. Kirwin then noted Comparative Rates for our program.
• Annual comparison with regional and comp plan cities
• Austin, Buda, Kyle, Wimberley, New Braunfels, Georgetown, Denton, Frisco
• San Marcos is competitive within the region while providing more service
• More Bulk Pickups, Four (4) Community Cleanups, monthly Brush Drop Off

and mulch, Green Guy Recycling- certain items free

Ms. Kirwin mentioned that staff is evaluating the program including:
Residential recycling and composting audits
– Summer 2020: auditing recycle carts throughout the whole city; noting if the resident is participating or not; how full is the cart; how much is contaminated; and what are the contaminates
– Fall 2020: auditing compost carts throughout the whole city; same as recycle
• Survey
– Random sample of residents to provide input on the whole program
• Multifamily - The Recycling Partnership
– Evaluated 3 different ways to increase participation and lower contamination
• Education only new magnets
• Education and bin
• Education and bin with valet service

Ms. Kirwin provided the next steps:
• Complete program evaluation in 2020
• Come back to Council with recommendations to expand the program
– prepare to go out to bid before the extension expires September 2025
• Household Hazardous Waste Relocation
– Office and storage space for Resource Recovery and Community Enhancement division
– Adding space for reuse and fix it workshops

Council Member Derrick asked why TDS is waiving 3%. Ms. Kirwin stated TDS values the partnership, looking into expanding further projects and due to COVID.

Council Member Gonzales asked about the competitive rates for other cities and what is the price difference? Ms. Kirwin stated that the City is in line with the other cities and in the few cases where it is a little more, it's because we offer more services to the residents.

CONSENT AGENDA

A motion was made by Council Member Gonzales, seconded by Mayor Pro Tem Mihalkanin, to approve the consent agenda, with the exception of item #7, which was pulled and considered separately. The motion carried by the following vote:

For: 7 - Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

3. Consider approval, by motion, of the following meeting Minutes:
A. August 13, 2020 - Budget Workshop Meeting Minutes
B. August 18, 2020 - Work Session Meeting Minutes
C. August 18, 2020 - Regular Meeting Minutes

4. Consider approval of Ordinance 2020-57, on the second of two readings, amending the Official Zoning Map of the City in Case No. ZC-20-10 by rezoning approximately 109.5 acres out of the Barnett O. Kane, Cyrus Wickson, and J.M. Veramendi No. 1 Surveys, located near the intersection of Wonder World Drive and State Highway 123, from "FD" Future Development District to "PA-MI" Planning Area-Medium Intensity District; including procedural provisions; and providing an effective date.

5. Consider approval of Ordinance 2020-59, on the second of two readings, amending various sections of the City's Development Code to, among other things, 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, amending Section 14.041 of the San Marcos City Code to Adopt Appendix Q to the International Residential Code, which appendix establishes certain standards for tiny houses where allowed, providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

6. Consider approval of Resolution 2020-124R, approving an agreement with Simpleview, LLC for the redesign of the San Marcos Convention and Visitor Bureau website in the initial amount of $102,700.00 and authorizing up to nine annual extensions for website support in an estimated amount of $547,000.00; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.

7. Consider approval of Resolution 2020-180R, authorizing a Change in Service to the agreement with Bickerstaff Heath Delgado Acosta, LLP relating to the provision of State Governmental Relations Services to extend the contract for two years in the estimated amount of $60,000; authorizing the City Manager or his designee to execute all documents necessary to implement the Change in Service on behalf of the City; and declaring an effective date.

A motion was made by Council Member Baker, seconded by Mayor Pro Tem

Mihalkanin, to approve Resolution 2020-180R. Mr. Lumbreras and Ms. Stark noted the importance of state and federal funding for our airport. Council Member Baker wants to ensure our agreement aligns with the Strategic Initiatives approved by Council, specifically related to the Airport.

The motion carried by the following vote:

For: 7 - Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

8. Consider approval of Resolution 2020-181R, approving a Change in Service to the agreement with The Normandy Group, LLC., relating to the provision of Federal Governmental Relations Services to extend the contract for two years in the estimated amount of $300,000; authorizing the City Manager or his designee to execute the appropriate documents to implement the Change in Service; and declaring an effective date.

9. Consider approval of Resolution 2020-182R, approving a five-year contract with Axon Enterprises Inc. through the Texas Local Government Purchasing Cooperative BuyBoard for the purchase of Audio Visual Equipment and Supplies for use by City-wide law enforcement personnel in the estimated amount of $1,817,375.34 to include the integration, installation and yearly maintenance of the equipment; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.

10. Consider approval of Resolution 2020-183R, authorizing an engineering services agreement with Halff Associates, Inc. for the 2D Cottonwood Flood Mitigation Analysis project in the estimated amount of $70,000.00; authorizing the City Manager or his designee to execute the agreement; and declaring an effective date.

11. Consider approval of Resolution 2020-184R, approving a change order to the construction contract with MA Smith Contracting Co., Inc. for the Blanco River Waterline Project to increase the contract price by $61,602.42 for repair work needed on a reclaimed waterline; authorizing the City Manager or his designee to execute the appropriate docents implementing the change order on behalf of the City; and declaring an effective date.

12. Consider approval of Resolution 2020-185R, authorizing a Change in Service to the agreement with Recreation Engineering and Planning, Inc. relating to the Cross-Town Pathways Trails Project in the amount of $81,700.00 for additional professional services required by regulatory agencies; authorizing the City Manager or his designee to execute the necessary documents to implement the change in service on behalf of the City; and declaring an effective date

13. Consider approval of Resolution 2020-186R, approving a one-year State Use Contract

with Easter Seals-Central Texas as certified through the State purchasing cooperative WorkQuest for vegetation control, debris removal and landscape maintenance in the estimated amount of $1,149,388.24; authorizing the City Manager or his designee to executed the agreement on behalf of the City; and declaring an effective date.

14. Consider approval of Resolution 2020-187R, approving the First Amendment to Purchase and Sale Agreement with Pursuant Ventures Development, LLC relating to the development of a new multi-use Sportsplex Facility in the vicinity of Centrepoint Road and IH-35 South to revise the description of the master site, provide for completion of certain public improvements with escrowed funds in the event the seller fails to timely complete such public improvements, extending the date for submission of the site preparation permit for the project and acknowledging that the Sportsplex Land will be dedicated as parkland after the Sportsplex Facility is leased and operational: authorizing the City Manager, or his designee, to execute first amendment; and declaring an effective date.

15. Consider approval of Resolution 2020-188R, amending Resolution 2020-132R (LIHTC-20-01, Lantana on Bastrop), acknowledging that the proposed New Construction Development is located in a census tract that has more than 20% Housing Tax Credit Units per household, that the proposed Development is consistent with the city's obligation to affirmatively further fair housing, providing no objection to the submission of an application for low income housing tax credits to the Texas Department of Housing and Community Affairs for the proposed Lantana on Bastrop Multifamily Housing Project located at the intersection of South Old Bastrop and Rattler Road; approving findings related to such application; imposing conditions for such no objection; providing authorizations for execution or submission of documents related to the such application; and declaring an effective date.

16. Consider approval of Resolution 2020-189R, authorizing a Change in Service to the agreement with Knight Office Solutions through a cooperative agreement with U.S. Communities Government Purchasing Alliance to extend the agreement for a one-year term in the estimated annual amount of $100,550.00 for City-wide printer maintenance with three additional one-year term options for an estimated total contract amount of $402,200.00; authorizing the City Manager or his designee to execute the appropriate documents necessary to implement the Change in Service; and declaring an effective date.

17. Consider approval of Resolution 2020-190R, approving a five-year contract with Dell Marketing, L.P. through the Texas Department of Information Resource (DIR) Cooperative for the purchase of Dell Branded Manufacturer Hardware, Software and Related Services, and Cloud Services in the estimated amount of $217,475.00 to include the integration, installation, and yearly maintenance of the products; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.

18. Consider approval of Resolution 2020-191R, approving a Change in Service to the agreement with UniFirst Corporation to extend the agreement for a one-year term in the estimated annual amount of $162,917.80 for uniform rental and laundering services with

two additional one-year term options for an estimated total five-year contract amount of $814,589.00; authorizing the City Manager or his designee to execute the appropriate documents to implement the change in service; and declaring an effective date.

PUBLIC HEARINGS

19. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-61, annexing into the City (AN-20-08), approximately 89.694 acres, more or less, out of the John Williams Survey, Abstract 490, and the William Smithson Survey, Abstract 419, Hays County, generally located West of the Intersection of Old Ranch Road 12 and Wonder World Drive; including procedural provisions; and providing an effective date; and consider approval of Ordinance 2020-61, on the first of two readings.

Shannon Mattingly, Director of Planning and Development Services, provided the presentation for the La Cima, Phase 2 – Annexation.

Mayor Hughson opened the Public Hearing at 7:03 p.m.

Those who spoke:

Eric Willis, Developer, spoke in favor of this project and is available to answer questions.

There being no further comments, Mayor Hughson closed the Public Hearing at 7:04 p.m.

A motion was made by Council Member Baker, seconded by Council Member Derrick, to approve Ordinance 2020-61, on the first of two readings. The motion carried by the following vote:

For: 7 - Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

20. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-62, amending the official zoning map of the City (ZC-20-15), by rezoning approximately 89.694 acres out of the John Williams Survey, Abstract no. 490, and the William Smithson Survey, Abstract No. 419, Hays County, generally located West of the intersection of Old Ranch Road 12 and Wonder World Drive, from “FD” Future Development District to “SF-4.5” Single Family-4.5 District; including procedural provisions; and providing an effective date; and consider approval of Ordinance 2020-62, on the first of two readings.

Shannon Mattingly, Director of Planning and Development Services, provided

the presentation for the rezoning of 89.694 acres, located in the La Cima subdivision, from "FD" Future Development District to "SF-4.5" Single Family-4.5 District.

Mayor Hughson opened the Public Hearing at 7:08 p.m.

Those who spoke:

Eric Willis, Developer, spoke in favor of this project and is available to answer questions.

There being no further comments, Mayor Hughson closed the Public Hearing at 7:08 p.m.

A motion was made by Mayor Pro Tem Mihalkanin, seconded by Council Member Gonzales, to approve Ordinance 2020-62, on the first of two readings. The motion carried by the following vote:

For: 7 - Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

21. Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-63, amending the Official Zoning Map of the City (ZC-20-17), by rezoning approximately 38.019 acres of land, more or less, located at 2801 Staples Road, from “FD” Future Development District to “LI” Light Industrial District; and including procedural provisions; and consider approval of Ordinance 2020-63 on the first of two readings.

Shannon Mattingly, Director of Planning and Development Services, provided the presentation on rezoning approximately 38.019 acres, located at 2801 Staples Road, from "FD" Future Development District to "LI" Light Industrial District.

Mayor Hughson opened the Public Hearing at 7:20 p.m.

Those who spoke:
David Earl spoke in favor and on behalf of the applicant. Mr. Earl stated the property is not located within the river corridor but the part of river does touch the property. He noted they are concerned about the safety of the river and will be using the area as an amenity. Mr. Earl is available to answer questions. He noted that they are willing to exclude a number of uses allowed in the LI district. This includes vehicle repair (minor), waste related services,

self storage and wrecking/junk yard which will be prohibited on deed restrictions and will be in the agreement. He also noted that they are willing to exclude the same uses as in the SMART Terminal agreement.

Todd Burek, spoke in favor of this project.

There being no further comments, Mayor Hughson closed the Public Hearing at 7:27 p.m.

A motion was made by Mayor Pro Tem Mihalkanin, seconded by Council Member Derrick, to approve Ordinance 2020 63, on the first of two readings.

Council Member Derrick stated there was an application for a wastewater package plant. Mr. Earl stated if the settlement agreement is approved then the package plant application will be withdrawn. Ms. Derrick thanked Mr. Earl for working with nearby property owners that will remove the possibility of several package plants.

Dr. Marquez asked about the distance from the river to the property. Mr. Earl stated it is 3,764 feet from the river and it will not be developed, as they are planning a park setting in the area.

Mayor Hughson inquired about the plans getting from the Light Industrial "LI" zone to residential areas. Mr. Earl mentioned they are working with TxDOT to include a pedestrian corridor that goes under FM110 and putting a pass thru for a bike and hike trail with no traffic conflict.

Deputy Mayor Pro Tem Rockeymoore asked how long this project has been in the works? Mr. Earl stated since 2014 and he has worked with the owners for a long time and is a partner. Deputy Mayor Pro Tem Rockeymoore asked if they are working with the SMART terminal developers. Mr. Earl stated he is only working with the adjoining property owners. Deputy Mayor Pro Tem Rockeymoore asked about the environmental aspect on the trails and will there be links to the pre existing trail system. Mr. Earl stated he would be happy to link the trail with other trails and is working with his neighbors. Deputy Mayor Pro Tem Rockeymoore stated he supports this project and is a good use for the land and attraction to business for future growth.

Dr. Marquez asked if it is too late to change the Mayan name. Mr. Earl stated it is not the intentions to use the Mayan name. It is what was chosen due to the name of the entity that owns the land. Mr. Earl stated the primary name of the

development will be River Crossing.

Council Member Derrick suggested to staff for the next code update, there be a clear definition on what Light Industrial means and what uses are allowed. We do not need to keep going through different restrictive covenants or deed restrictions but add into one category.

The motion carried by the following vote:

For: 7 - Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

22. Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-64, amending the Official Zoning Map of the City (ZC-20-18), by rezoning approximately 42.872 acres, more or less, located at 2801 Staples Road, from "FD" Future Development District to "CD-5" Character District-5, and including procedural provisions; and consider approval of Ordinance 2020-64 on the first of two readings.

Shannon Mattingly, Director of Planning and Development Services, provided the presentation on rezoning 42.872 acres, located at 2801 Staples Road, from "FD" Future Development District to "CD-5" Character District-5.

Mayor Hughson opened the Public Hearing at 8:14 p.m.

Those who spoke:

David Earl spoke in favor of this project and on behalf of the applicant. Mr. Earl stated they are in agreement to remove the 12.546 acre tract and requests Council to approve this case with the exclusion of the mentioned acre tract.

There being no further comments, Mayor Hughson closed the Public Hearing at 8:15 p.m.

A motion was made by Mayor Pro Tem Mihalkanin, seconded by Deputy Mayor Pro Tem Rockeymoore, to approve Ordinance 2020-64 with the exclusion of the 12.546-acre tract located within the regulatory floodway and Open Space Preferred Scenario designation, on the first of two reading. The motion carried by the following vote:

For: 7 - Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

23. Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-65, amending the Official Zoning Map of the City (ZC-20-19), by rezoning approximately 78.853 acres of land located at 2801 Staples Road, from "FD" Future Development District to "CD-4" Character District-4; and including procedural provisions; and consider approval of Ordinance 2020-65 on the first of two readings.

Shannon Mattingly, Director of Planning and Development Services, provided the presentation on rezoning 78.853 acres, located at 2801 Staples Road, from "FD" Future Development District to "CD-4" Character District-4.

Mayor Hughson opened the Public Hearing at 8:27 p.m.

Those who spoke:

David Earl spoke in favor of this project.

There being no further comments, Mayor Hughson closed the Public Hearing at 8:28 p.m.

A motion was made by Mayor Pro Tem Mihalkanin, seconded by Council Member Derrick, to approve Ordinance 2020-65, on the first of two readings.

Council Member Derrick asked about cluster development in CD-5. and asked about impervious cover and how much is proposed on the entire property. Mr. Earl stated they will not develop in the floodplain it is under 15% impervious cover in residential areas. He stated he would provide the exact number at next meeting.

The motion carried by the following vote:

For: 7 - Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

24. Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-66, amending the Official Zoning Map of the City (ZC-20-20), by rezoning approximately 220.023 acre of land located at 2801 Staples Road, from "FD" Future Development District to "CD-3" Character District-3, and including procedural provisions; and consider approval of Ordinance 2020-66 on the first of two readings.

Shannon Mattingly, Director of Planning and Development Services, provided

the presentation on rezoning 220.023 acres, located at 2801 Staples Road, from "FD" Future Development District to "CD-3" Character District-3.

Mayor Hughson opened the Public Hearing at 8:35 p.m.

Those who spoke:

David Earl spoke in favor of this project. Mr. Earl stated that they agreed on a 35 foot buffer zone between the FM110 right of way and the fence line. Mr. Earl mentioned that the intentions are to be used for hike/bike or walk facilities to keep people off from FM110 and will add to the agreement.

There being no further comments, Mayor Hughson closed the Public Hearing at 8:36 p.m.

A motion was made by Mayor Pro Tem Mihalkanin, seconded by Deputy Mayor Pro Tem Rockeymoore, to approve Ordinance 2020-66, on the first of two readings.

Council Member Derrick stated she appreciates the 35 foot buffer zone and asked if it will have a masonry wall near the highways. Mr. Earl stated if we had the restrictions it will be on the right of way but would like to confer with his partners and will have an answer at the next meeting.

Council Member Baker asked about the barriers near the neighborhoods and impact to the area. What is being done with the run off with FM110 project? Mr. Earl stated they are working on drainage easements and is installing pocket lakes so it will not impact homes.

The motion carried by the following vote:

For: 7 - Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

25. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-67, increasing rates established for Water, Wholesale Water, Reclaimed Water, Wastewater Treatment, and Sewer Surcharges; and including procedural provisions; and providing an effective date; consider approval of Ordinance 2020-67, on the first of two readings.

Melissa Neel, Assistant Director of Finance, provided the presentation on the increasing rates established for Water, Wholesale Water, Reclaimed Water,

Wastewater Treatment, and Sewer Surcharges.

Mayor Hughson opened the Public Hearing at 8:44 p.m.

There being no speakers, Mayor Hughson closed the Public Hearing at 8:44 p.m.

A motion was made by Deputy Mayor Pro Tem Rockeymoore, seconded by Council Member Baker, to approve Ordinance 2020-67, on the first of two readings. The motion carried by the following vote:

For: 7 - Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

26. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-68, amending the rates for both Residential and Multifamily Customers of Municipal Solid Waste Programs (currently known as Resource Recovery) in accordance with Section 66.028 of the San Marcos Code of Ordinances; and including procedural provisions; and providing an effective date; consider approval of Ordinance 2020-68 on the first of two readings.

Melissa Neel, Assistant Director of Finance, provided a brief presentation on amending the rates for both Residential and Multifamily Customers of Municipal Solid Waste Programs (currently known as Resource Recovery).

Mayor Hughson opened the Public Hearing at 8:46 p.m.

There being no speakers, Mayor Hughson closed the Public Hearing at 8:46 p.m.

A motion was made by Council Member Gonzales, seconded by Council Member Baker, to approve Ordinance 2020-68, on the first of two readings. The motion carried by the following vote:

For: 7 - Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

27. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-69, increasing Drainage Utility Rates as authorized by Section 86.505 of the San Marcos City Code; including procedural provisions; and providing an effective date; consider approval of Ordinance 2020-69 on the first of two readings.

Melissa Neel, Assistant Director of Finance, provided a brief presentation on increasing Drainage Utility Rates.

Mayor Hughson opened the Public Hearing at 8:48 p.m.

There being no speakers, Mayor Hughson closed Public Hearing at 8:48 p.m.

A motion was made by Council Member Derrick, seconded by Council Member Gonzales, to approve Ordinance 2020-69, on the first of two readings. The motion carried by the following vote:

For: 7 - Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

28. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-70, adopting a budget in the amount of $258,741,410 for the fiscal year beginning October 1, 2020 and ending September 30, 2021; authorizing certain adjustments to the budget with the approval of the City Manager; approving fiscal year 2020-2021 Capital Improvements Program Projects; adopting a fee schedule; including procedural provisions; providing an effective date; consider approval of Ordinance 2020-70 on the first of two readings.

Mayor Hughson stated "This agenda item is the first reading of the ordinance approving the Fiscal Year 2020-2021 annual city budget. State law requires that the city hold a public hearing on the City's budget. This agenda item is the first Public Hearing for the City's Fiscal Year beginning October 1, 2020 and ending on September 30, 2021. There will be a second Public Hearing on September 15. The public is invited to make comments for or against items in the budget. The budget has been on file in the City Clerk's office and on the City's website since August 14. Notice of this Public Hearing was published in the local newspaper on August 23, 2020. After receiving public comments, the City Council will consider the Budget Ordinance on first reading. The city council, will vote on the budget on the second reading of the Budget Ordinance at the City Council meeting scheduled for September 15."

The Public Hearing will be in virtual format this year due to the disaster declaration enacted by the governor. The City Clerk will read comments submitted and allow those who signed up to speak an opportunity to present their comments. Melissa Neel, Assistant Finance Director reviewed the presentation provided at Budget Workshop on August 13, 2020 including the addition of a Planner in Development Services to allow for a 100% dedicated Historic Preservation Officer with existing staff.

Mayor Hughson opened the Public Hearing at 9:04 p.m.

There being no speakers, Mayor Hughson closed the Public Hearing at 9:04 p.m.

Mayor Hughson asked for a motion to approve the City's Fiscal Year 2020-2021 Budget on first reading. A motion was made by Deputy Mayor Pro Tem Rockeymoore, seconded by Council Member Baker, to approve Ordinance 2020-70, on the first of two readings.

Council Member Derrick asked if the approximately $3,000,000 in CARES funding is shown in this budget. Ms. Neel said no, it is not in the General Fund. Only the funds for Transit and the Airport are included at this time. The motion carried by the following vote:

For: 7 - Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

NON-CONSENT AGENDA

29. Consider approval of Ordinance 2020-71, on first and final reading, amending Ordinance 2020-52 ordering a General and Special Election to be held on November 3, 2020 by establishing early voting and election day polling places for this election; and making provisions for conducting the election; declaring an emergency creating the need to adopt this ordinance with only one reading; and providing an effective date.

A motion was made by Council Member Gonzales, seconded by Council Member Derrick, to approve Ordinance 2020-71, on the first and final reading. There was discussion about having a second voting location on the university campus but the Hay's County Commissioner's Court did not pass it. The motion carried by the following vote:

For: 7 - Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

30. Consider approval of Ordinance 2020-72, on the first of two readings, setting the tax rate for the 2020 Tax Year at 59.30 cents on each $100 of taxable value of real property that is not exempt from taxation; levying taxes for the use and support of the Municipal Government of the City for the fiscal year beginning October 1, 2020, and ending September 30, 2021; providing a sinking fund for the retirement of the bonded debt of the city; including procedural provisions; and providing an effective date.

A motion was made by Council Member Baker, seconded by Mayor Pro Tem Mihalkanin, to approve Ordinance 2020-72, on the first of two readings. This agenda item is the first reading of the ordinance setting the tax rate for Tax Year 2020. The Texas Tax Code requires that there be a public hearing in a building accessible to the public allowing citizens an opportunity to speak to City Council to express their views on the proposed tax rate. The public hearing on the proposed tax rate will be held on September 15. City Hall will be open to accommodate citizens the opportunity to appear in person. Staff will be present to ensure that social distancing guidelines are followed.

The motion carried by the following vote:

For: 7 - Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

31. Consider approval of Ordinance 2020-73, on the first of two readings, amending section 26.002 of the San Marcos City Code to establish that the City will implement the National Incident Management System ("NIMS") as its model for managing public safety emergencies and incidents; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

A motion was made by Mayor Pro Tem Mihalkanin, seconded by Council Member Gonzales, to approve Ordinance 2020-73, on the first of two readings. The motion carried by the following vote:

For: 7 - Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

32. Consider approval of Ordinance 2020-74, on the first of two readings, providing for the temporary reduction in sewer surcharges for commercial utility customers during the Covid-19 Pandemic; providing procedural provisions; and providing an effective date.

A motion was made by Council Member Baker, seconded by Mayor Pro Tem Mihalkanin, to approve Ordinance 2020-74, on the first of two readings. The motion carried by the following vote:

For: 7 - Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

33. Consider approval of Ordinance 2020-75, on the first of two readings, dedicating approximately 30 acres of land in the vicinity of Centerpoint Road and Gregsons Bend as

parkland in connection with the development of the City's new Multi-purpose Sportsplex Facility; and including procedural provisions.

A motion was made by Council Member Derrick, seconded by Council Member Baker, to approve Ordinance 2020-75, on the first of two readings. The motion carried by the following vote:

For: 7 - Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

34. Consider the nomination of City Manager, Mayor and two Council Members to serve on the Greater San Marcos Partnership Board of Directors, and provide direction to Staff.

The Greater San Marcos Partnership Board of Directors will be making annual appointments at their meeting in October 2020. The City of San Marcos currently has the following four positions to appoint and/or reappoint: City Manager, Mayor, and two Council Members.

Council Member Derrick nominated Council Member Gonzales.
Mayor Hughson nominated Bert Lumberas to the City Manager position.
Mayor Pro Tem Mihalkanin nominated Mayor Hughson to serve in the Mayor position.
Council Member Gonzales nominated Mayor Pro Tem Mihalkanin

After a roll call vote, all nominated were appointed to serve on the Greater San Marcos Partnership Board of Directors. Mayor Pro Tem Mihalkanin abstained from the vote of his appointment. The motion carried by the following vote:

For: 6 - Council Member Derrick, Mayor Hughson, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

Abstain: 1 - Mayor Pro Tem Mihalkanin

35. Consider the creation and appointment of an Ad Hoc Council committee charged with reviewing the Police Department's use of force policy, and provide direction to City Manager.

Bob Klett, Interim Chief Police, reminded Council of the direction they provided at their meeting on July 7th to establish this committee. The staff recommendation approved by Council was to charge this committee with achieving the following tasks:
• Receive a training program related to our use of force and policy formation
• Study the San Marcos Police Department policies pertinent to the use of

force by officers
• Prepare any appropriate recommendations for potential changes to the policies and present the same to the Chief's Advisory Panel

To accomplish these goals, the ad-hoc committee will work closely with Chief Klett and his team so that they have all of the resources needed to compare the SMPD policy to best practices from across the country. Staff also recommends that the ad-hoc committee conduct public outreach as they work through the policy evaluation process. City staff will be available to assist with this outreach. The committee's final work product should be condensed into a written report to be delivered in a joint meeting with the standing Chief's Advisory Panel. Once these tasks are accomplished, the Chief of Police will receive a set of recommendations from the Chief's Advisory Panel. The Chief will then prepare an update for Council to include feedback and recommendations made by the committees and any resulting changes to the policy.

There are two key components of this process that were not discussed in detail at the July 7 meeting. Our hope is to receive guidance from the Council at the September 1 meeting in these two areas:
The size of the ad-hoc committee and the process to be used in nominating committee members. Staff recommends that the ad hoc committee be comprised of 15 San Marcos residents. This would allow for each Council Member to appoint 2 members and for the Mayor to appoint 3. The odd number is helpful in the event that the group is divided on a particular recommendation or other course of action. A group this size should be small enough to allow for open and meaningful dialogue between all participants. Larger groups often lose agility in their ability to work through their charged tasks. At the same time, a group of this size is large enough to allow for adequate diversity and representation from various segments of our community. We have formed committees such as this one using different methods in the past. The process recommended by staff is one that has been used multiple times recently to form various Council committees. That process involves taking applications from interested residents for a certain time period determined by Council and then nominating panel members during a subsequent meeting to arrive at the desired number of committee members. Staff would work with the City Clerk and our Communications team to create the application form and publish it so that interested residents may apply. The application should contain basic identifying and
residency information for each applicant along with two critical questions:
• What experiences and/or training make you well suited to serve on this

committee?
• Why do you desire to serve on this committee?

Staff will work with the City Clerk to publish the list of applicants prior to the meeting in which nominations will be made. Since this ad-hoc committee is intended to have a limited mission and time span, it would be dissolved after completing their work

Council Member Derrick asked about timing of the creation of this committee. Staff will bring it back within a month.

Council Member Baker feels the use of force policy could be better discussed and reviewed with a smaller group. He was under the impression the standing Criminal Justice Reform committee would be utilized and not a citizen group.

Deputy Mayor Pro Tem Rockeymoore believes this should be an ongoing committee. Mr. Stapp stated that ongoing public engagement has been included in the Police Chief's Advisory Panel meetings which will be monthly with a public meeting quarterly. The ad hoc committee will engage with the Chief's panel when they are done. Interim Chief Klett, stated that their policies are posted on the website and anyone at any time may express their thoughts to the Panel. Mr. Rockeymoore inquired about the composition of the Chief's Advisory Panel and how they are selected. Interim Chief Klett noted that a requirement to be part of the Panel is completion of the Citizens Police Academy so members are familiar with police procedures. They are selected from people who volunteer or are recommended to be on the Panel. The goal is to have a diverse group of people who represent different groups in our community. The Panel was expanded recently. He stated the ad hoc committee will have a broader range of citizens so the Use of Force policies can be looked at and then their recommendations will be presented to the Chief's panel and then brought before Council for their review. Mr. Rockeymoore is concerned why this committee can not bring the recommendations directly to Council. It was noted that the core function of the Chief's Advisory Panel is to discuss and review policy.

Council Member Baker expressed his concern with having multiple committees and sees this may be a way to slow down the process of reviewing and enforcing policies. He would like to see a smaller group and make sure no member serves on this committee and the Chief's panel. That was not the intent of anyone so that will not happen.

Mr. Lumbreras, stated the Ad Hoc Committee would be allowed to bring policy recommendations forward but it would move forward to the Chief's Panel and this would allow them to add their concerns and be allowed to review as well. Staff is open to different direction from Council.

Mayor Hughson stated we could have the Ad Hoc Committee submit their report to Council at the same time it is given to the Chief's Advisory Panel.

Council Member Gonzales expressed his appreciation for the creation of the Chief's Advisory Panel.

Council Member Derrick thought the Council Criminal Justice Reform Committee would vet the report prior to going to all of Council. Mayor Hughson noted that the committee is composed of council members and the entire council will receive the report. Interim Chief Klett stated this could come before the committee before reporting to council. Dr. Mihalkanin stated that he is confident the proposed ad hoc citizen committee can address the concerns and send their recommendations directly to Council. Mayor Hughson suggested that the ad hoc committee send their report to the council and Chief's Advisory Panel at the same time. The Panel should not need more than one or two meetings to conclude their review which would go to council. If the council wants to send the report to the Criminal Justice Reform committee of the council, they can certainly choose to do so. Council Member Derrick suggested having the Chief's Advisory Panel do the review instead of another group. Council Member Baker expressed reservations about the Chief's Advisory Panel doing the review instead. Deputy Mayor Pro Tem Rockeymoore would like to see fewer stops between the ad hoc committee and the council. Council Member Baker suggested a change to qualification question to something similar to "What unique experiences qualify you for service on this committee? We want people to know that there are no specific requirements to be on this committee. Several other processes were suggested but no consensus was reached.

Staff will bring this item forward for further guidance and direction from Council on the next City Council Meeting, but the process will start to begin the application process. Applications will be due September 30 and appointments to be made at the first meeting in October.

EXECUTIVE SESSION

36. Executive Session in accordance with:
A. §Sec.551.071 of the Texas Government Code: Consultation with attorney - to receive

advice of legal counsel regarding pending litigation, to wit: The Mayan at San Marcos River, LLC and City of Martindale v. City of San Marcos, Docket No. 04-19-00018-CV in the 4th Court of Appeals of Texas

B. Section 551.071 - Consultation with Attorney - To receive legal advice from the city attorney regarding the city's requirements for connection or extension of utilities to property located outside the city limits of San Marcos.

Council met during the Work Session portion of their meeting earlier this afternoon and concluded Executive Session, so this is not needed this evening.

37. Consider action, by motion, regarding the following Executive Session items held during the Work Session and/or Regular Meeting:

A.§Sec.551.071 of the Texas Government Code: Consultation with attorney - to receive advice of legal counsel regarding pending litigation, to wit: The Mayan at San Marcos River, LLC and City of Martindale v. City of San Marcos, Docket No. 04-19-00018-CV in the 4th Court of Appeals of Texas

B. §Sec.551.071 - Consultation with Attorney - To receive legal advice from the city attorney regarding the city's requirements for connection or extension of utilities to property located outside the city limits of San Marcos.

Mayor Hughson stated direction was provided to Staff on Items A and B in Executive Session earlier this afternoon.

IV. Adjournment.

A motion was made by Council Member Gonzales, seconded by Council Member Derrick, to adjourn the regular meeting of the City Council on Tuesday, September 1, 2020 at 10:09 p.m. The motion carried by the following vote:

For: 7 - Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore, Council Member Baker and Council Member Gonzales

Against: 0

Tammy K. Cook, Interim City Clerk **Jane Hughson, Mayor**

File #: Ord. 2020-61(b), **Version:** 1

AGENDA CAPTION:
Consider approval of Ordinance 2020-61, on the second of two readings, under Case No. AN-20-08 (La Cima Phase 2), annexing into the City approximately 89.694 acres, more or less, out of the John Williams Survey, Abstract 490, and the William Smithson Survey, Abstract 419, Hays County, generally located West of the Intersection of Old Ranch Road 12 and Wonder World Drive; including procedural provisions; and providing an effective date.
Meeting date: September 15, 2020

Department: Planning and Development Services

Amount & Source of Funding
Funds Required: n/a
Account Number: n/a
Funds Available: n/a
Account Name: n/a

Fiscal Note:

Prior Council Action: n/a

City Council Strategic Initiative: n/a

Comprehensive Plan Element (s):

☐ Economic Development

☐ Environment & Resource Protection

☒ Land Use - Direct Growth, Compatible with Surrounding Uses

☒ Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests

☐ Parks, Public Spaces & Facilities

☐ Transportation

☐ Core Services

☐ Not Applicable

Master Plan: n/a

Background Information:

As regulated by the La Cima Development Agreement, this is a request for voluntary annexation submitted by Natural Development Austin, LLC, on behalf of LCSM Ph. 2, LLC, for approximately 89.694 acres, more or less, out of the John Williams Survey, Abstract 490, and William Smithson Survey, Abstract 419, Hays County, described as La Cima, Phase 2, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive.

As per the La Cima Development Agreement, annexation occurs in phases. Annexation is triggered upon final platting of the property. The entire La Cima development is approximately 2,500 acres (see attached concept plat).

The City of San Marcos will provide water and wastewater services at the site. The developer has extended water and wastewater through the site. Pedernales Electric Cooperative will provide electric service for this development.

The City of San Marcos will provide Police, Fire, and EMS services to the site.

Below is a proposed schedule for this annexation, which complies with the Texas Local Government Code requirements:

City Council Resolution (Approval of Service Agreement and set a public hearing date):
August 4, 2010 (Approved)
City Council Ordinance 1st Reading (Public Hearing): September 1, 2020 (Today)
City Council Ordinance 2nd Reading: September 15, 2020

Council Committee, Board/Commission Action:

n/a

Alternatives:

n/a

Recommendation:

Staff recommends **approval** of the annexation request.

ORDINANCE NO. 2020-61

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS UNDER CASE NO. AN-20-08 (LA CIMA PHASE 2) ANNEXING INTO THE CITY APPROXIMATELY 89.694 ACRES OF LAND OUT OF THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, AND THE WILLIAM SMITHSON SURVEY, ABSTRACT NO. 419, HAYS COUNTY, GENERALLY LOCATED WEST OF THE INTERSECTION OF OLD RANCH ROAD 12 AND WONDER WORLD DRIVE; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

1. Pursuant to the terms of development agreement with the City, the owner of approximately 89.694 acres of land out of the John Williams Survey, Abstract No. 490, and the William Smithson Survey, Abstract No. 419, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive, as further described by metes and bounds in Exhibit "A," attached hereto and incorporated herein for all purposes (the "Property"), made a request for the City to annex the Property.

2. Said owner and the City have entered into a written agreement for the provision of services to the Property.

4. The Property is contiguous and adjacent to the current boundaries of the City.

5. The City Council held a public hearing regarding the request.

6. The City Council hereby finds and determines that the adoption of the following ordinance is in the interest of the public health, morals, welfare and safety.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. The recitals of this ordinance are approved and adopted.

SECTION 2. The Property is annexed to and is a part of the City of San Marcos, Texas and subject to the acts, ordinances, resolutions and regulations of the City.

SECTION 3. Services to the Property will be provided under the terms of the written agreement for the provision of services entered into between the owner of the Property and the City as noted in Recital 3.

SECTION 4. The corporate limits of the City are extended to include the Property.

SECTION 5. The inhabitants of the Property are entitled to all the rights and privileges of other citizens of the City, and are bound by the acts, ordinances, resolutions and regulations of

the City.

SECTION 6. If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

SECTION 7. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

SECTION 8. This ordinance shall be effective upon its adoption on second reading.

PASSED AND APPROVED on first reading on September 1, 2020.

PASSED, APPROVED AND ADOPTED on second reading on September 15, 2020.

Jane Hughson
Mayor

Attest:

Approved:

Tammy K. Cook
Interim City Clerk

Michael Cosentino
City Attorney

EXHIBIT A

Exhibit "__"

DOUCET & ASSOCIATES

7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

DOUCETengineers.com

Boundary Exhibit
La Cima
Hays County, Texas

D&A Job No. 1722-001
May 15, 2020

DESCRIPTION
For a 89.694 Acre [3,906,616 Square Feet]
Boundary Exhibit

BEING A 89.694 ACRE TRACT [3,906,616 SQUARE FEET] IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, THE PATRICK MCGREAL SURVEY, ABSTRACT NUMBER 308, AND THE WILLIAM SMITHSON SURVEY, ABSTRACT NUMBER 419, HAYS COUNTY, TEXAS, SAID 89.6936 ACRE TRACT BEING OUT OF A CALLED 94.504 ACRES AND A CALLED 182.269 ACRES DESCRIBED TO LCSM PH 2, LLC, AS RECORDED IN DOCUMENT NUMBER 18022545, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set with cap stamped "DOUCET" on a south line of said 94.504 acres, same being on the north right-of-way of West Centerpoint Road, described in document number 17036340 of the Plat Records of Hays County, Texas [P.R.H.C.T], for the **POINT OF BEGINNING** of the tract described herein;

THENCE over and across said 182.269 acres and 94.504 acres, the following thirty-seven (37) courses and distances:

1) S71°59'35"W, a distance of 536.37 feet to a calculated point at the beginning of a curve to the left,
2) With the arc of said curve to the left, having an arc length of 572.24 feet, a radius of 1,065.00 feet, a delta angle of 30°47'09", and a chord bearing of S56°36'00"W, for a distance of 565.38 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
3) S41°12'25"W, a distance of 15.35 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the right,
4) With the arc of said curve to the right, having an arc length of 30.29 feet, a radius of 20.00 feet, a delta angle of 86°46'56", and a chord bearing of S83°03'03"W, for a distance of 27.48 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
5) N51°05'00"W, a distance of 26.25 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the right,
6) With the arc of said curve to the right, having an arc length of 123.51 feet, a radius of 815.00 feet, a delta angle of 08°40'57", and a chord bearing of N44°27'06"W, for a distance of 123.39 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
7) N40°06'37"W, passing at 196.38 feet, a 1/2-inch iron rod set with cap stamped "DOUCET", and continuing for a total distance of 339.13 feet to a calculated point at the beginning of a curve to the left,
8) With the arc of said curve to the left, having an arc length of 665.76 feet, a radius of 685.00 feet, a delta angle of 55°41'13", and a chord bearing of N67°57'20"W, for a distance of 639.87 feet to a calculated point at the beginning of a curve to the right,

(CONTINUED ON NEXT PAGE)

DOUCET
& ASSOCIATES

9) With the arc of said curve to the right, having an arc length of 29.69 feet, a radius of 20.22 feet, a delta angle of 84°09'04", and a chord bearing of N53°26'10"W, for a distance of 27.10 feet to a calculated point,
10) S80°00'46"W, a distance of 64.91 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
11) N10°16'24"W, a distance of 257.65 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the left,
12) With the arc of said curve to the left, having an arc length of 110.12 feet, a radius of 270.00 feet, a delta angle of 23°22'04", and a chord bearing of N21°57'26"W, for a distance of 109.36 feet to 1/2-inch iron rod set with cap stamped "DOUCET",
13) N33°38'28"W, passing at 473.78 feet, a 1/2-inch iron rod set with cap stamped "DOUCET", and continuing for a total distance of 662.05 feet to a calculated point at the beginning of a curve to the left,
14) With the arc of said curve to the left, having an arc length of 41.52 feet, a radius of 470.00 feet, a delta angle of 05°03'41", and a chord bearing of N36°10'19"W, for a distance of 41.51 feet to a calculated point,
15) N51°17'50"E, a distance of 60.00 feet to a calculated point,
16) N56°21'32"E, passing at 973.91 feet a 1/2-inch iron rod set with cap stamped "DOUCET", and continuing for a total distance of 1,028.43 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
17) N25°39'04"W, a distance of 145.42 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
18) N64°20'56"E, a distance of 291.09 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the right,
19) With the arc of said curve to the right, having an arc length of 86.33 feet, a radius of 173.50 feet, a delta angle of 28°30'33", and a chord bearing of N78°36'13"E, for a distance of 85.44 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
20) N02°51'29"E, a distance of 53.00 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
21) N12°59'10"E, a distance of 199.70 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
22) N64°20'56"E, a distance of 27.11 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
23) S43°46'38"E, a distance of 512.11 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
24) N71°48'34"E, a distance of 532.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
25) S16°25'58"E, a distance of 512.32 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
26) S16°15'24"E, a distance of 33.68 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
27) S10°06'10"E, a distance of 81.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
28) S00°06'48"W, a distance of 81.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
29) S10°19'46"W, a distance of 81.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
30) S05°27'59"W, a distance of 75.37 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
31) S04°34'06"E, a distance of 69.44 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
32) S12°37'02"E, a distance of 101.90 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
33) S15°31'59"E, a distance of 101.88 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
34) S04°54'54"E, a distance of 63.30 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
35) S89°27'32"W, a distance of 22.41 feet to a 1/2-inch iron rod set with cap stamped "DOUCET"
36) S05°16'10"W, a distance of 92.13 feet to a 1/2-inch iron rod set with cap stamped "DOUCET", and

(CONTINUED ON NEXT PAGE)

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.

DOUCET
& ASSOCIATES

37) S15°48'49"E, a distance of 761.24 feet to the **POINT OF BEGINNING** of the tract described herein, and containing approximately 89.694 acres [3,906,616 square feet].

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by using the surface adjustment factor of 1.00009768. Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

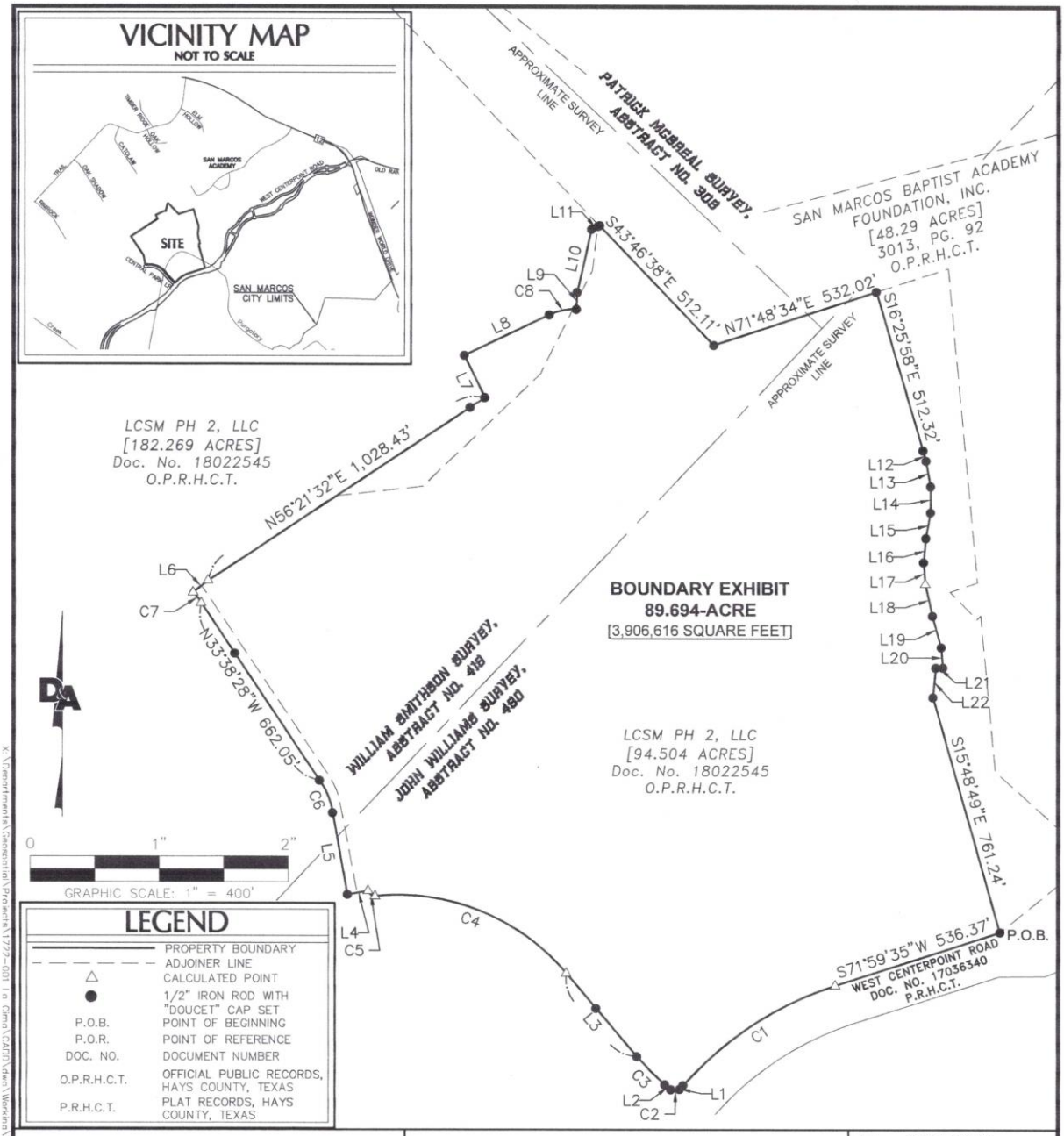
5/15/20

Garrett Cavaiuolo
Registered Professional Land Surveyor
Texas Registration No. 6714
Doucet & Associates
GCavaiuolo@DoucetEngineers.com
TBPELS Firm Registration No. 10105800

Date

STATE OF TEXAS
REGISTERED
GARRETT CAVAIUOLO
6714
PROFESSIONAL
LAND SURVEYOR

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



89.694 ACRE
(3,906,616 SQUARE FEET)
BOUNDARY EXHIBIT

CITY OF SAN MARCOS,
HAYS COUNTY, TEXAS

DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
TBPELS Firm No.: 10105800
TBPE Firm No.:F-3937

Date:	05/15/2020
Scale:	1" = 400'
Drawn by:	JRT
Reviewer:	GC
Project:	1722-001
Sheet:	4 OF 5
Field Book:	---
Party Chief:	ADM
Survey Date:	07/29/2020

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VICINITY MAP

NOT TO SCALE

JOHN WILLIAMS SURVEY, ABSTRACT NO. 480

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	572.24'	1,065.00'	30°47'09"	S56°36'00"W	565.38'
C2	30.29'	20.00'	86°46'56"	S83°03'03"W	27.48'
C3	123.50'	815.00'	8°40'57"	N44°27'06"W	123.39'
C4	665.76'	685.00'	55°41'13"	N67°57'20"W	639.87'
C5	29.69'	20.22'	84°09'04"	N53°26'10"W	27.10'
C6	110.12'	270.00'	23°22'04"	N21°57'26"W	109.36'
C7	41.52'	470.00'	5°03'41"	N36°10'19"W	41.51'
C8	86.33'	173.50'	28°30'33"	N78°36'13"E	85.44'

LEGEND

———	PROPERTY BOUNDARY
— — —	ADJOINER LINE
△	CALCULATED POINT
●	1/2" IRON ROD WITH "DOUCET" CAP SET
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
DOC. NO.	DOCUMENT NUMBER
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S41°12'25"W	15.35'
L2	N51°05'00"W	26.24'
L3	N40°06'39"W	339.13'
L4	S80°00'46"W	64.90'
L5	N10°16'24"W	257.65'
L6	N51°17'50"E	60.00'
L7	N25°39'04"W	145.42'
L8	N64°20'56"E	291.09'
L9	N02°51'29"E	53.00'
L10	N12°59'10"E	199.70'
L11	N64°20'56"E	27.11'
L12	S16°15'24"E	33.68'
L13	S10°06'10"E	81.02'
L14	S00°06'48"W	81.02'
L15	S10°19'46"W	81.02'
L16	S05°27'59"W	75.37'
L17	S04°34'06"E	69.44'
L18	S12°37'02"E	101.90'
L19	S15°31'59"E	101.88'
L20	S04°54'54"E	63.30'
L21	S89°27'32"W	22.41'
L22	S05°16'10"W	92.13'

SURVEY NOTES:

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83 (2011), EPOCH 2010.

DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE RECIPROCAL OF THE FOLLOWING COMBINED SCALE FACTOR—1.00009768.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

STATE OF TEXAS
REGISTERED
GARRETT CAVAIUOLO
6714
PROFESSIONAL
LAND SURVEYOR

5/15/20

GARRETT CAVAIUOLO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714
DOUCET & ASSOCIATES
GCAVAIUOLO@DOUCETENGINEERS.COM

DATE

89.694 ACRE
(3,906,616 SQUARE FEET)
BOUNDARY EXHIBIT

CITY OF SAN MARCOS,
HAYS COUNTY, TEXAS

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Date: 05/15/2020
Scale: 1" = 100'
Drawn by: JRT
Reviewer: GC
Project: 1722-001
Sheet: 5 OF 5
Field Book: ---
Party Chief: ADM
Survey Date: 07/29/2020

X:\Departments\Geospatial\Projects\1722-001 In Cond\CAD\dwg\Working\1722001-89.694AC-FullBoundaryExhibit.dwg

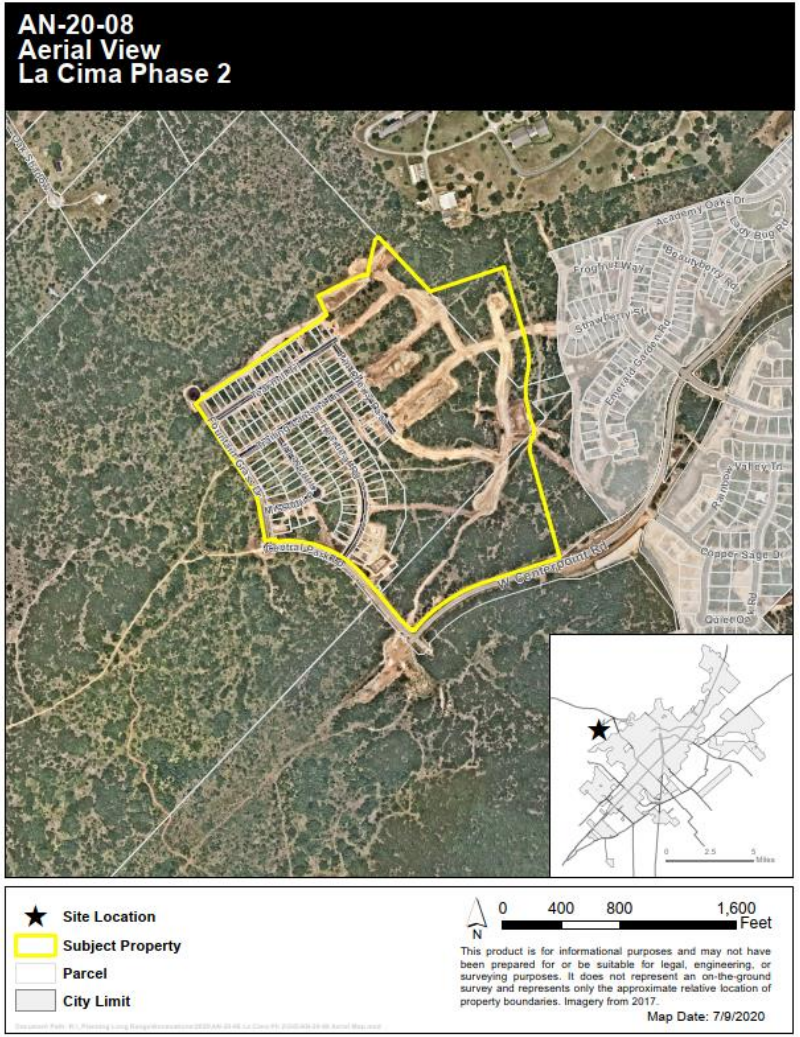
AN-20-08 (La Cima, Phase 2 – Annexation)

Receive a Staff Presentation and consider approval of a written service agreement by Natural Development Austin, LLC, on behalf of LCSM Ph. 2, LLC, for approximately 89.694 acres, more or less, out of the John Williams Survey, Abstract 490, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive, and set a public hearing date.

SAN MARCOS

Context:

- West of Old Ranch Road 12 and Wonder World Drive
- 89.694 acres
- Regulated by La Cima Development Agreement
- Applicant proposes to develop property for single-family development (SF-4.5)
- Service Plan (Attachment)



Annexation & Zoning Schedules:

**This schedule reflects the new annexation schedule per Texas House Bill 347*

Annexation Schedule

- **City Council Resolution (Approval of Service Agreement and set a public hearing date):** August 4, 2020 *(Approved)*
- **City Council Ordinance 1st Reading (Public Hearing):** September 1, 2020 (*Today*)
- **City Council Ordinance 2nd Reading:** September 15, 2020

Zoning Schedule

- **Planning and Zoning Commission (Public Hearing):** August 11, 2020 (*Approved*)
- **City Council Ordinance 1st Reading (Public Hearing):** September 1, 2020 (*Today*)
- **City Council Ordinance 2nd Reading:** September 15, 2020

Exhibit "__"

DOUCET
& ASSOCIATES

7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

DOUCETengineers.com

Boundary Exhibit
La Cima
Hays County, Texas

D&A Job No. 1722-001
May 15, 2020

DESCRIPTION
For a 89.694 Acre [3,906,616 Square Feet]
Boundary Exhibit

BEING A 89.694 ACRE TRACT [3,906,616 SQUARE FEET] IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, THE PATRICK MCGREAL SURVEY, ABSTRACT NUMBER 308, AND THE WILLIAM SMITHSON SURVEY, ABSTRACT NUMBER 419, HAYS COUNTY, TEXAS, SAID 89.6936 ACRE TRACT BEING OUT OF A CALLED 94.504 ACRES AND A CALLED 182.269 ACRES DESCRIBED TO LCSM PH 2, LLC, AS RECORDED IN DOCUMENT NUMBER 18022545, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set with cap stamped "DOUCET" on a south line of said 94.504 acres, same being on the north right-of-way of West Centerpoint Road, described in document number 17036340 of the Plat Records of Hays County, Texas [P.R.H.C.T], for the **POINT OF BEGINNING** of the tract described herein;

THENCE over and across said 182.269 acres and 94.504 acres, the following thirty-seven (37) courses and distances:

1) S71°59'35"W, a distance of 536.37 feet to a calculated point at the beginning of a curve to the left,
2) With the arc of said curve to the left, having an arc length of 572.24 feet, a radius of 1,065.00 feet, a delta angle of 30°47'09", and a chord bearing of S56°36'00"W, for a distance of 565.38 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
3) S41°12'25"W, a distance of 15.35 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the right,
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7) N40°06'37"W, passing at 196.38 feet, a 1/2-inch iron rod set with cap stamped "DOUCET", and continuing for a total distance of 339.13 feet to a calculated point at the beginning of a curve to the left,
8) With the arc of said curve to the left, having an arc length of 665.76 feet, a radius of 685.00 feet, a delta angle of 55°41'13", and a chord bearing of N67°57'20"W, for a distance of 639.87 feet to a calculated point at the beginning of a curve to the right,

(CONTINUED ON NEXT PAGE)

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12) With the arc of said curve to the left, having an arc length of 110.12 feet, a radius of 270.00 feet, a delta angle of 23°22'04", and a chord bearing of N21°57'26"W, for a distance of 109.36 feet to 1/2-inch iron rod set with cap stamped "DOUCET",
13) N33°38'28"W, passing at 473.78 feet, a 1/2-inch iron rod set with cap stamped "DOUCET", and continuing for a total distance of 662.05 feet to a calculated point at the beginning of a curve to the left,
14) With the arc of said curve to the left, having an arc length of 41.52 feet, a radius of 470.00 feet, a delta angle of 05°03'41", and a chord bearing of N36°10'19"W, for a distance of 41.51 feet to a calculated point,
15) N51°17'50"E, a distance of 60.00 feet to a calculated point,
16) N56°21'32"E, passing at 973.91 feet a 1/2-inch iron rod set with cap stamped "DOUCET", and continuing for a total distance of 1,028.43 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
17) N25°39'04"W, a distance of 145.42 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
18) N64°20'56"E, a distance of 291.09 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the right,
19) With the arc of said curve to the right, having an arc length of 86.33 feet, a radius of 173.50 feet, a delta angle of 28°30'33", and a chord bearing of N78°36'13"E, for a distance of 85.44 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
20) N02°51'29"E, a distance of 53.00 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
21) N12°59'10"E, a distance of 199.70 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
22) N64°20'56"E, a distance of 27.11 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
23) S43°46'38"E, a distance of 512.11 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
24) N71°48'34"E, a distance of 532.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
25) S16°25'58"E, a distance of 512.32 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
26) S16°15'24"E, a distance of 33.68 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
27) S10°06'10"E, a distance of 81.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
28) S00°06'48"W, a distance of 81.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
29) S10°19'46"W, a distance of 81.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
30) S05°27'59"W, a distance of 75.37 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
31) S04°34'06"E, a distance of 69.44 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
32) S12°37'02"E, a distance of 101.90 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
33) S15°31'59"E, a distance of 101.88 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
34) S04°54'54"E, a distance of 63.30 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
35) S89°27'32"W, a distance of 22.41 feet to a 1/2-inch iron rod set with cap stamped "DOUCET"
36) S05°16'10"W, a distance of 92.13 feet to a 1/2-inch iron rod set with cap stamped "DOUCET", and

(CONTINUED ON NEXT PAGE)

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.

DOUCET
& ASSOCIATES

37) S15°48'49"E, a distance of 761.24 feet to the **POINT OF BEGINNING** of the tract described herein, and containing approximately 89.694 acres [3,906,616 square feet].

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by using the surface adjustment factor of 1.00009768. Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

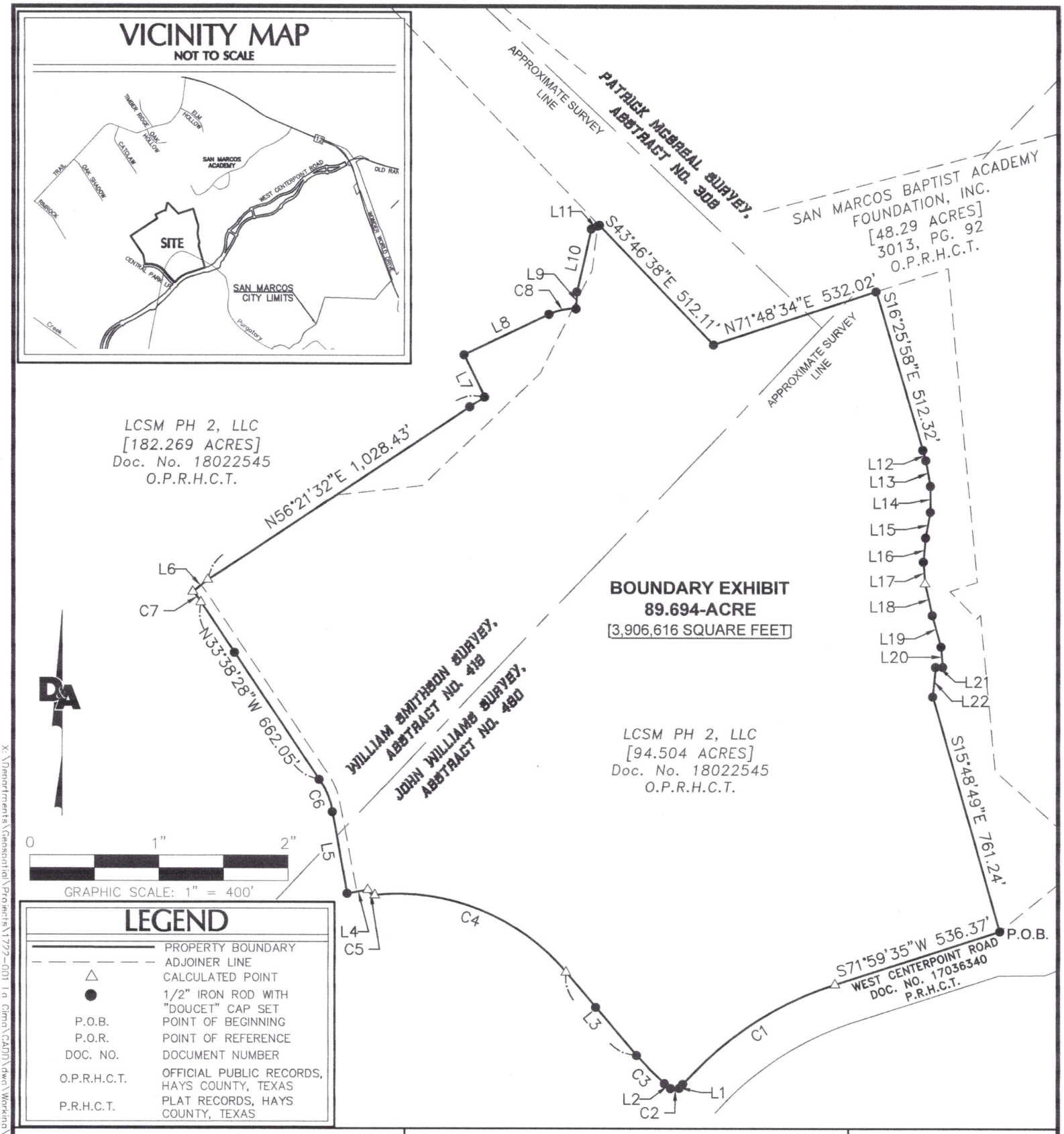
5/15/20

Garrett Cavaiuolo
Registered Professional Land Surveyor
Texas Registration No. 6714
Doucet & Associates
GCavaiuolo@DoucetEngineers.com
TBPELS Firm Registration No. 10105800

Date

STATE OF TEXAS
REGISTERED
GARRETT CAVAIUOLO
6714
PROFESSIONAL
LAND SURVEYOR

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



89.694 ACRE
(3,906,616 SQUARE FEET)
BOUNDARY EXHIBIT

CITY OF SAN MARCOS,
HAYS COUNTY, TEXAS

DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
TBPELS Firm No.: 10105800
TBPE Firm No.:F-3937

Date:	05/15/2020
Scale:	1" = 400'
Drawn by:	JRT
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Project:	1722-001
Sheet:	4 OF 5
Field Book:	---
Party Chief:	ADM
Survey Date:	07/29/2020

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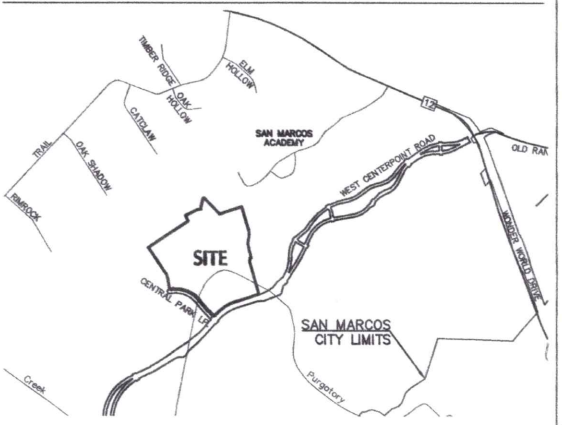
VICINITY MAP

NOT TO SCALE



JOHN WILLIAMS SURVEY, ABSTRACT NO. 480

CURVE TABLE					
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C1	572.24'	1,065.00'	30°47'09"	S56°36'00"W	565.38'
C2	30.29'	20.00'	86°46'56"	S83°03'03"W	27.48'
C3	123.50'	815.00'	8°40'57"	N44°27'06"W	123.39'
C4	665.76'	685.00'	55°41'13"	N67°57'20"W	639.87'
C5	29.69'	20.22'	84°09'04"	N53°26'10"W	27.10'
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LEGEND

———	PROPERTY BOUNDARY
— — —	ADJOINER LINE
△	CALCULATED POINT
●	1/2" IRON ROD WITH "DOUCET" CAP SET
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
DOC. NO.	DOCUMENT NUMBER
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS

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L7	N25°39'04"W	145.42'
L8	N64°20'56"E	291.09'
L9	N02°51'29"E	53.00'
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L14	S00°06'48"W	81.02'
L15	S10°19'46"W	81.02'
L16	S05°27'59"W	75.37'
L17	S04°34'06"E	69.44'
L18	S12°37'02"E	101.90'
L19	S15°31'59"E	101.88'
L20	S04°54'54"E	63.30'
L21	S89°27'32"W	22.41'
L22	S05°16'10"W	92.13'

SURVEY NOTES:

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83 (2011), EPOCH 2010.

DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE RECIPROCAL OF THE FOLLOWING COMBINED SCALE FACTOR–1.00009768.

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STATE OF TEXAS
REGISTERED
GARRETT CAVAIUOLO
6714
PROFESSIONAL
LAND SURVEYOR

5/15/20

GARRETT CAVAIUOLO — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714
DOUCET & ASSOCIATES
GCAVAIUOLO@DOUCETENGINEERS.COM

89.694 ACRE
(3,906,616 SQUARE FEET)
BOUNDARY EXHIBIT

CITY OF SAN MARCOS,
HAYS COUNTY, TEXAS

D&A DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
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Sheet:	5 OF 5
Field Book:	---
Party Chief:	ADM
Survey Date:	07/29/2020

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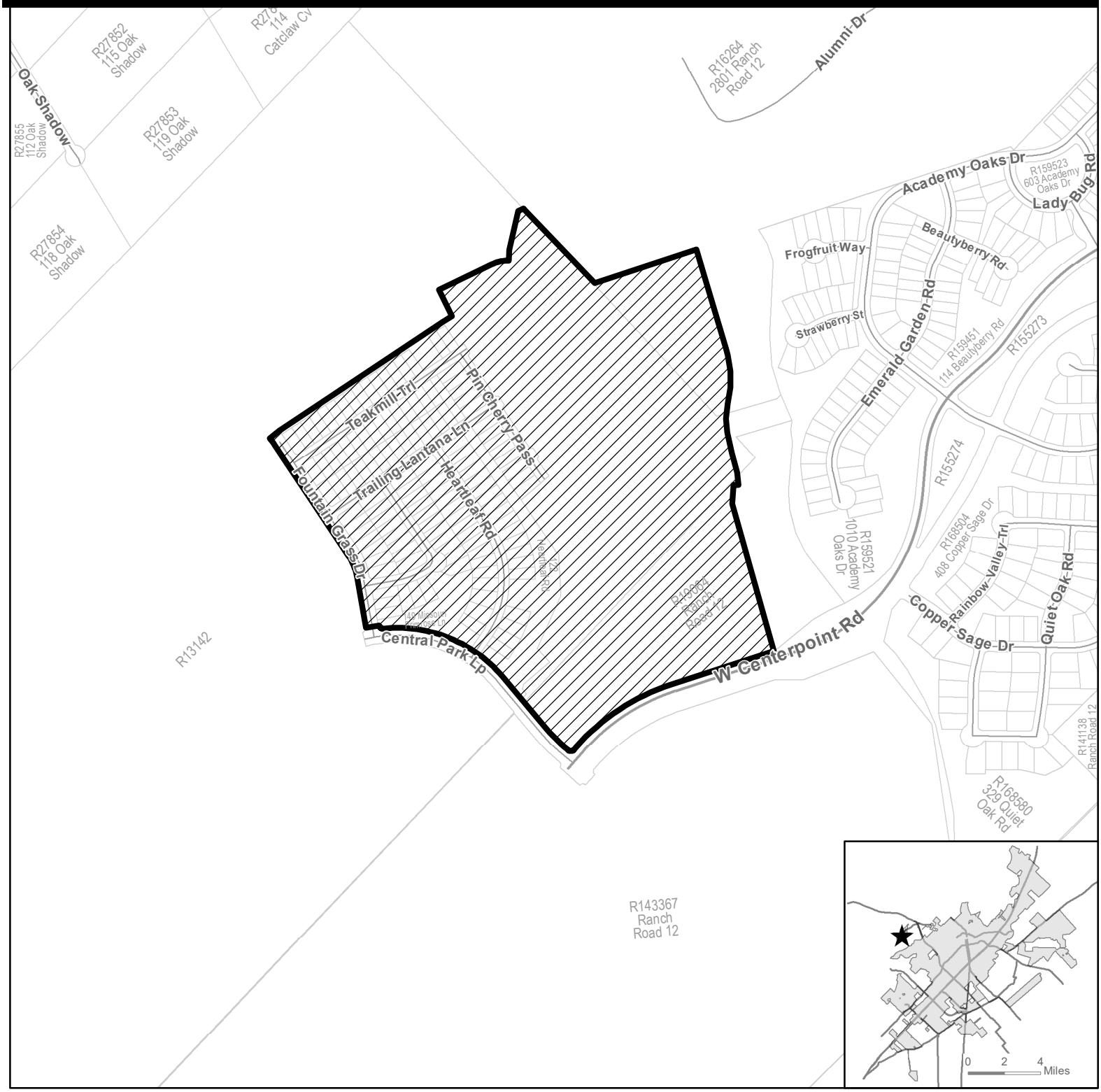
AN-20-08
Location Map
La Cima Phase 2



★ **Site Location**

Subject Property

400' Buffer

Parcel

City Limit

N

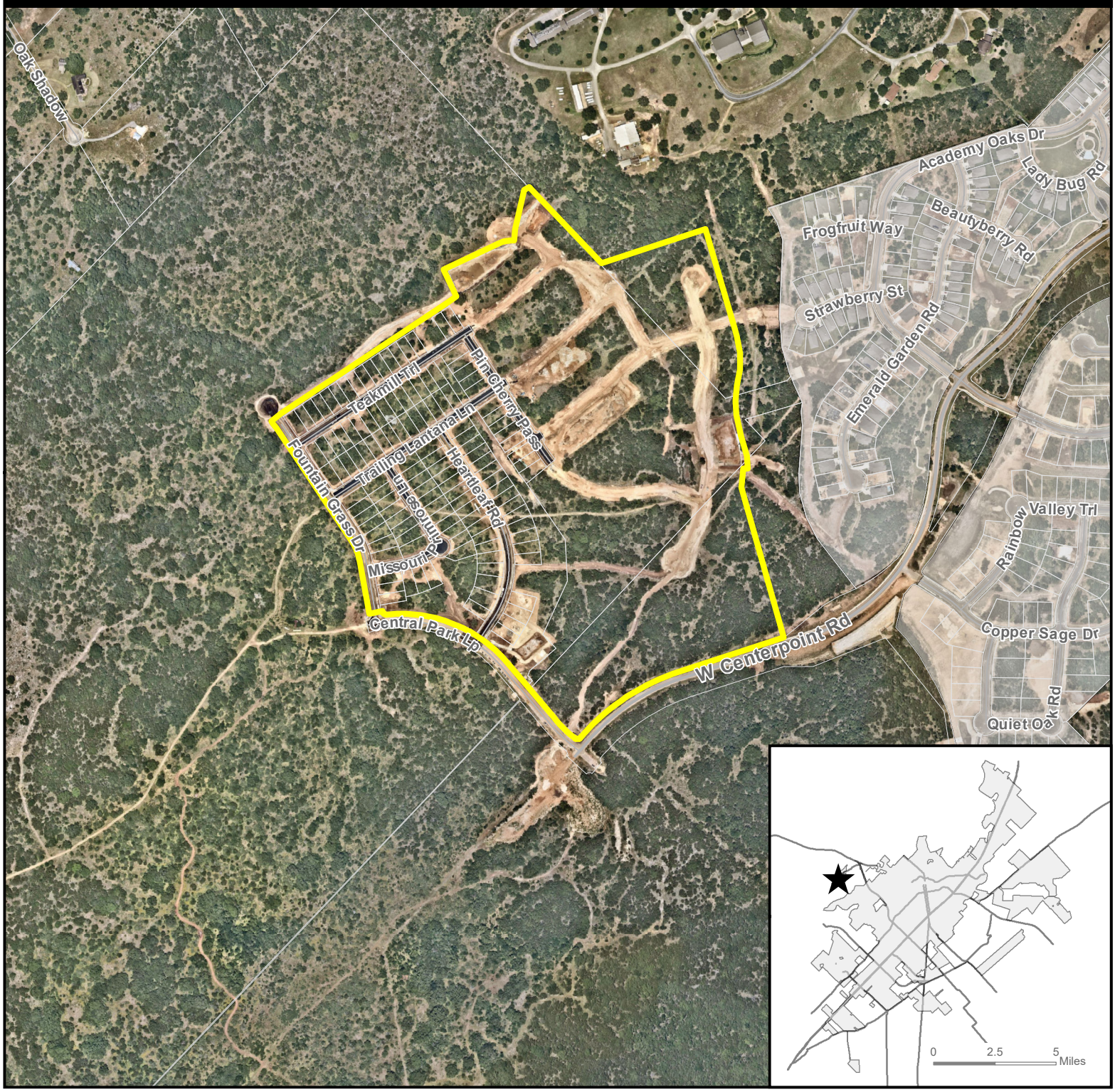
0 400 800 1,600 Feet

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

Map Date: 7/9/2020

Document Path: R:_Planning Long Range\Annexations\2020\AN-20-08 La Cima Ph 2\GIS\AN-20-08 Location Map.mxd

AN-20-08
Aerial View
La Cima Phase 2



★ Site Location

Subject Property

Parcel

City Limit

N

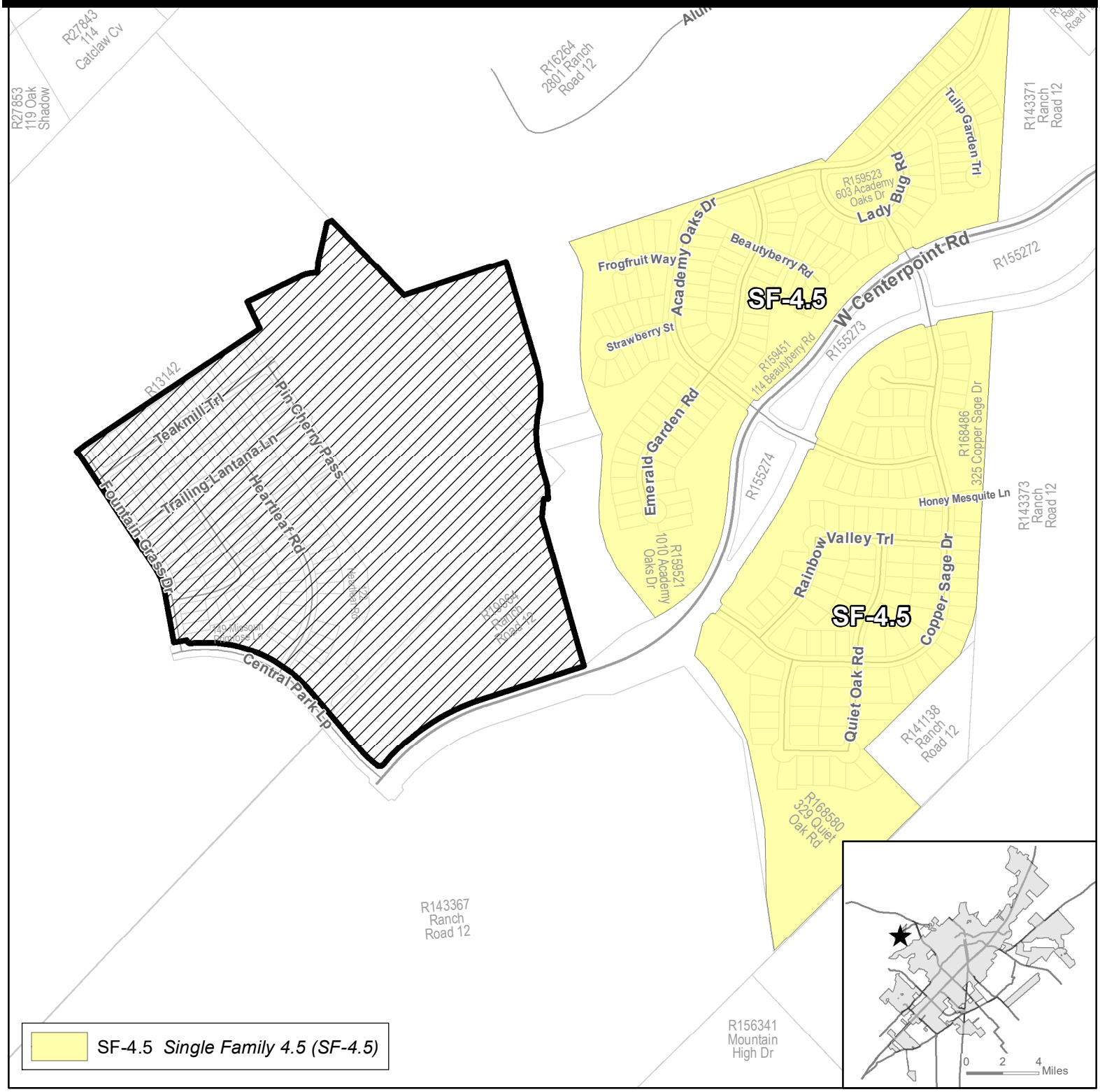
0 400 800 1,600 Feet

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

Map Date: 7/9/2020

Document Path: R:_Planning Long Range\Annexations\2020\AN-20-08 La Cima Ph 2\GIS\AN-20-08 Aerial Map.mxd

AN-20-08
Zoning Map
La Cima Phase 2



★ **Site Location**

Subject Property

400' Buffer

Parcel

City Limit

N

0 400 800 1,600 Feet

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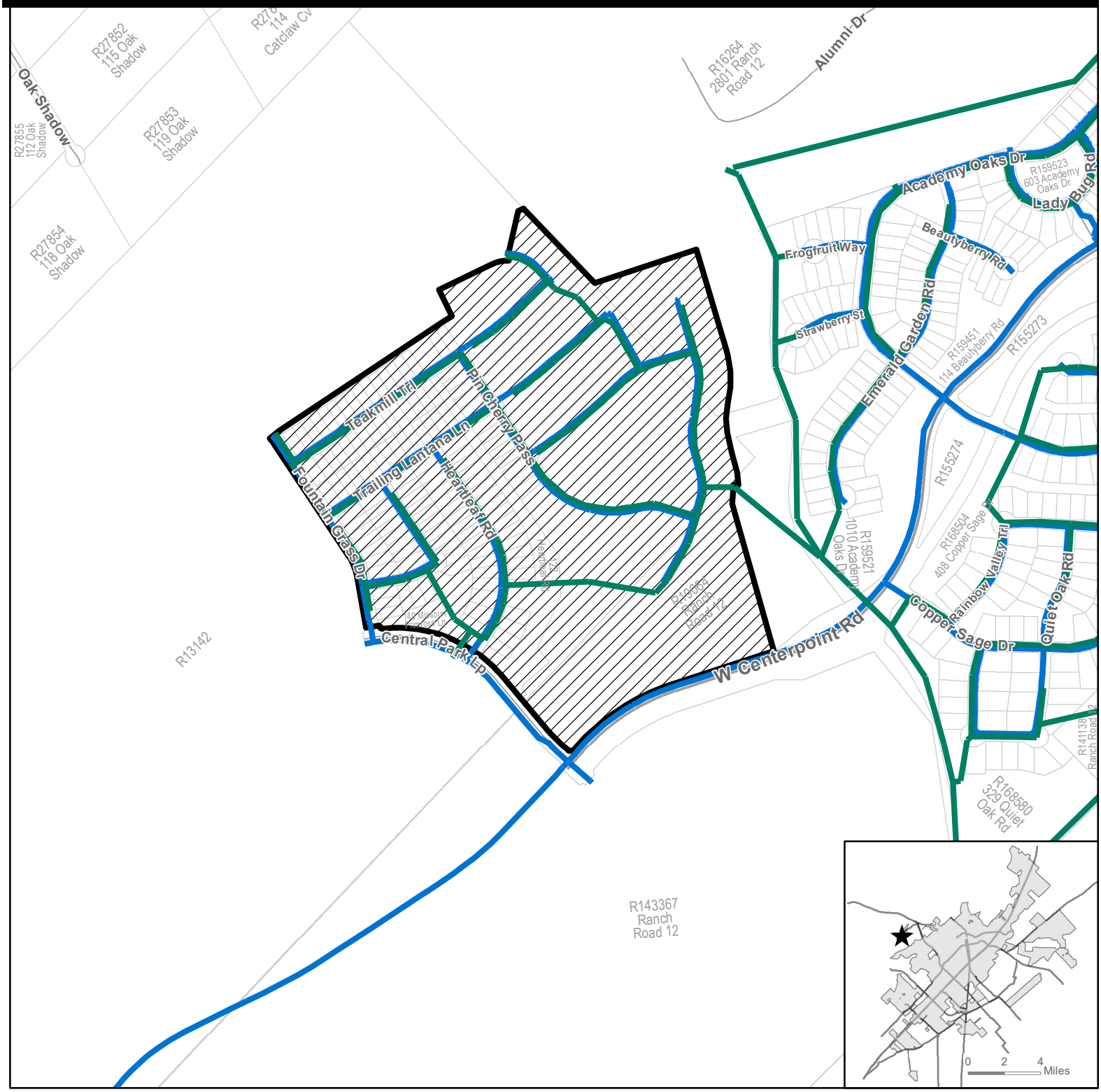
Map Date: 7/9/2020

Document Path: R:_Planning Long Range\Annexations\2020\AN-20-08 La Cima Ph 2\GIS\AN-20-08 Zoning Map.mxd

AN-20-08
Water/Wastewater Lines
La Cima Phase 2



★ **Site Location**

Subject Property

400' Buffer

Parcel

City Limit

Sanitary Main

Water Main

N

0 400 800 1,600 Feet

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Map Date: 7/9/2020

Document Path: R:_Planning Long Range\Annexations\2020\AN-20-08 La Cima Ph 2\GIS\AN-20-08 Water, WW Lines.mxd

AGREEMENT FOR THE PROVISION OF SERVICES
(Pursuant to Tex. Local Gov't Code §43.0672)

Date: August 4, 2020

Owner: LCSM Ph. 2, LLC, 303 Colorado Street, Suite 2300, Austin, TX 78701

City: City of San Marcos, Texas, a home rule municipal corporation, 630, East Hopkins Street, San Marcos, Texas 78666

Property: As described in Exhibit A.

---

1. The Owner has petitioned the City and the City has elected to annex the Property into the corporate limits of the City. Pursuant to Tex. Local Gov't Code §43.0672, the Owner and the City enter this agreement (the "Agreement") for the provision of services to the Property when annexed.

2. By this Agreement, the Owner affirms its consent to such annexation of the Property by the City pursuant to the terms of a development agreement with the City under Sections 43.016 and 212.172 of the Texas Local Government Code

3. In consideration of the mutual benefits to the Owner and the City arising from the annexation of the Property, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Owner and the City enter into this Agreement and agree that services to the Property will be provided as described in Exhibit B.

4. This Agreement is made, and shall be construed and interpreted under the laws of the State of Texas. Venue for any legal proceedings shall lie in state courts located in Hays County, Texas. Venue for any matters in federal court will be in the United States District Court for the Western District of Texas.

5. If any word, phrase, clause, sentence, or paragraph of this Agreement is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this Agreement will continue in force if they can be given effect without the invalid portion.

6. This Agreement shall be binding upon Owner, and Owner's heirs, successors and assigns, and all future owners of all or any portion of the Property.

7. This Agreement will become effective as of the date an ordinance annexing the Property is finally passed, approved and adopted by the City's city council (the Effective Date).

[SIGNATURES ON NEXT PAGE]

CITY:

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged before me on _____, 20___, by _____, _____of the City of San Marcos, in such capacity, on behalf of said municipality.

_____
Notary Public, State of Texas

OWNER LCSM PH. 2, LLC, a Texas Limited Liability Company:

By: _____

Name: _____

Title: _____

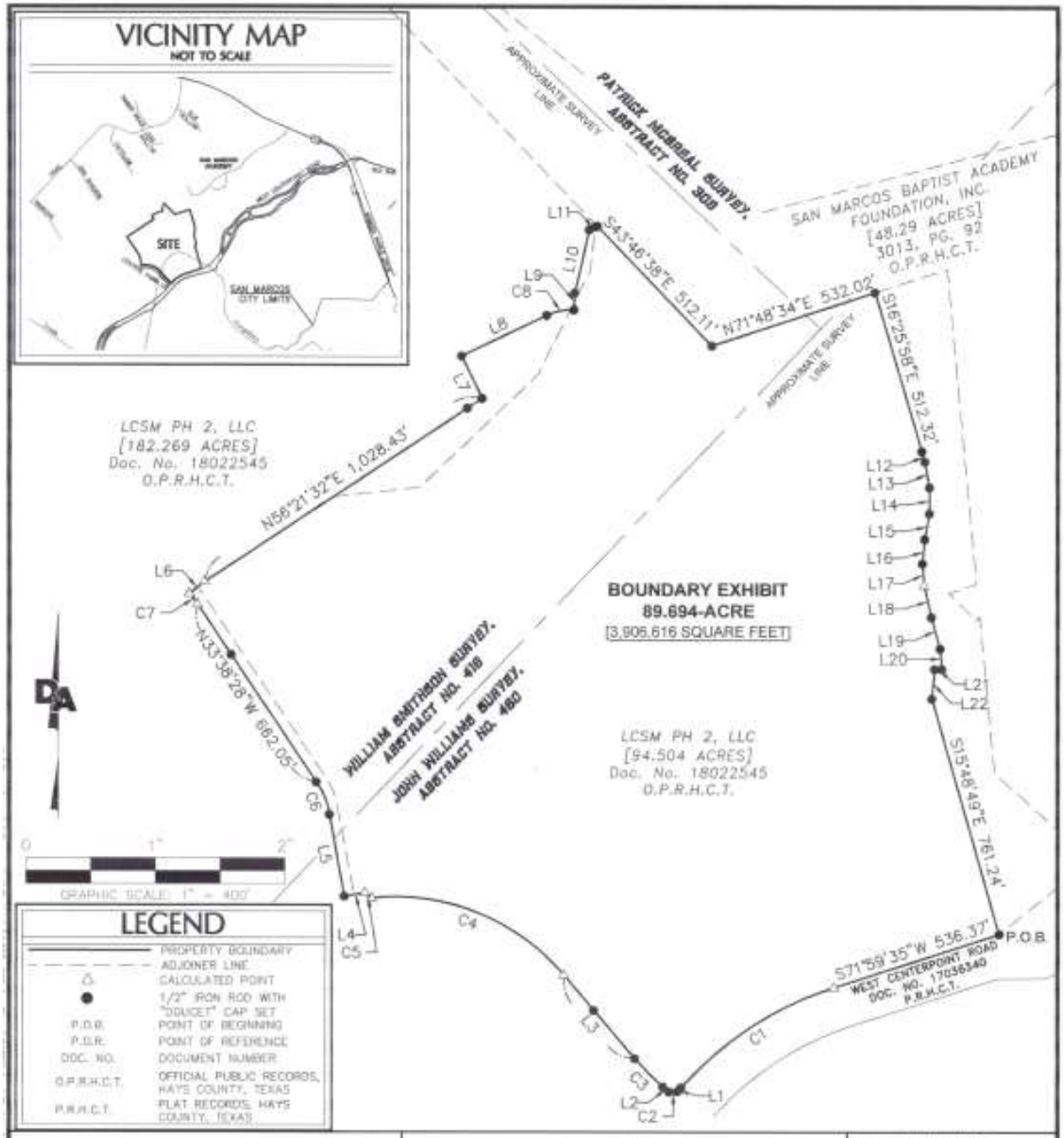
ACKNOWLEDGMENT

STATE OF _____ §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20__ by _____, _____ of _____ in such capacity on behalf of said entity.

_____
Notary Public, State of _____

EXHIBIT A



89.694 ACRE
(3,906,616 SQUARE FEET)
BOUNDARY EXHIBIT

CITY OF SAN MARCOS,
HAYS COUNTY, TEXAS

DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
TBPELS Firm No.: 10105800
TBPE Firm No.:F-3937

Date:	05/15/2020
Scale:	1" = 400'
Drawn by:	JRT
Reviewer:	DC
Project:	1722-001
Sheet:	4 OF 5
Field Book:	----
Party Chief:	ADM
Survey Date:	07/28/2020

VICINITY MAP

NOT TO SCALE

JOHN WILLIAMS SURVEY, ABSTRACT NO. 480

CURVE TABLE					
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— — — —	ADJOINER LINE
△	CALCULATED POINT
●	1/2" IRON ROD WITH "DOUCET" CAP SET
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P.O.R.	POINT OF REFERENCE
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STATE OF TEXAS REGISTERED GARRETT CAVAIUOLO 6714 PROFESSIONAL LAND SURVEYOR

5/15/20

GARRETT CAVAIUOLO DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714
DOUCET & ASSOCIATES
GCAVAIUOLO@DOUCETENGINEERS.COM

89.694 ACRE
(3,906,616 SQUARE FEET)
BOUNDARY EXHIBIT

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Drawn by:	JNT
Reviewer:	GC
Project:	1722-001
Sheet:	5 OF 5
Field Book:	----
Party Chief:	ADM
Survey Date:	07/29/2020

EXHIBIT B

When the Property is annexed, services will be provided to the Property as follows:

1. Police Protection
Police services, including patrolling, response to calls and other routine services, will begin on the Effective Date of the annexation using existing personnel and equipment.

2. Fire Protection
Fire protection services, including emergency response calls, will begin on the Effective Date of the annexation using existing personnel and equipment and within the limitations of the available water supply.

3. Emergency Medical Services
The City of San Marcos contracts for emergency medical services through the San Marcos – Hays County EMS, which already provides service to the area being annexed.

4. Solid Waste Collection
Solid waste collection services, provided under contract with a private company, will be made available to all properties on the Effective Date of the annexation. Residents of the Property may elect to continue using the services of a private solid waste hauler for a period of two years after the Effective Date of the annexation. Businesses and institutions must make arrangements with private solid waste haulers.

5. Operation and Maintenance of Water and Wastewater Facilities

a. Water. The Property is located within an area over which the City of San Marcos holds a Certificate of Convenience and Necessity (CCN) for water service. The City will make water service available to the Property on the Effective Date of the annexation on the same basis as available to other owners of property in the City, i.e., the Owner is solely responsible for the cost to construct and extend all infrastructure, facilities, and lines necessary to serve the Property.

b. Wastewater. The Property is not covered by a CCN for wastewater service, however, the City of San Marcos has wastewater lines adjacent to the Property and agrees to make wastewater service available to the Property on the Effective Date of the annexation on the same basis as available to other owners of property in the City, i.e., the Owner is solely responsible for the cost to construct and extend all infrastructure, facilities, and lines necessary to serve the Property. In addition, the City is in the process of adding the Property as an area covered by the City's CCN for wastewater service.

6. Construction, Operation and Maintenance of Roads and Streets
As new development occurs within the Property, the Owner(s) of Property will be required to construct streets at the Owner's sole expense in accordance with applicable ordinances of the City.

7. Electric Service

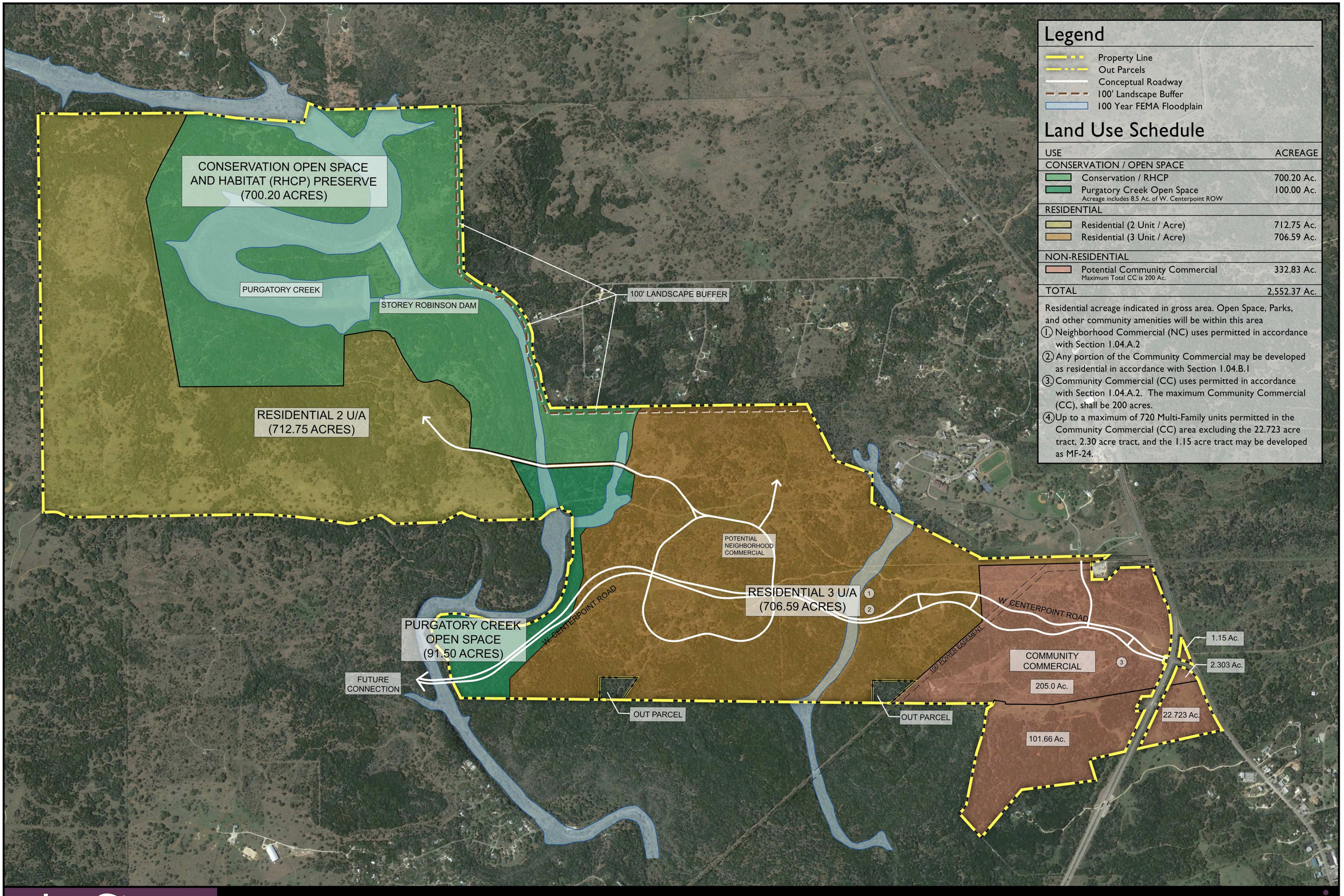
The Property is located in the Pedernales Electric Cooperative service area. Thus, the City will not provide electric service to the Property.

8. Operation and Maintenance of Parks, Playgrounds, and/or Swimming Pools

No parks, playgrounds, and/or swimming pools currently exist within the Property. The same standards and policies now established and in force within the city limits will be followed in maintaining and expanding recreational facilities to serve the Property. Upon annexation, the owners and residents of property located within the Property shall be entitled to the use of all municipal parks and recreational facilities, subject to the same restrictions, fees, and availability that pertains to the use of those facilities by other citizens of the city.

9. Operation and Maintenance of Other Public Facilities, Buildings, and Services

No other public facilities, buildings, or services currently exist within the Property. The same standards and policies now established and in force within the city limits will be followed in maintaining and expanding other public facilities, building, and services. Upon annexation, the owners and residents of property located within the Property shall be entitled to the use of all municipal facilities, buildings, and services, subject to the same restrictions, fees, and availability that pertains to the use of those facilities and services by other citizens of the city.



Legend

- Property Line
- Out Parcels
- Conceptual Roadway
- 100' Landscape Buffer
- 100 Year FEMA Floodplain

Land Use Schedule

USE	ACREAGE
CONSERVATION / OPEN SPACE	
Conservation / RHCP	700.20 Ac.
Purgatory Creek Open Space Acreage includes 8.5 Ac. of W. Centerpoint ROW	100.00 Ac.
RESIDENTIAL	
Residential (2 Unit / Acre)	712.75 Ac.
Residential (3 Unit / Acre)	706.59 Ac.
NON-RESIDENTIAL	
Potential Community Commercial Maximum Total CC is 200 Ac.	332.83 Ac.
TOTAL	2,552.37 Ac.

Residential acreage indicated in gross area. Open Space, Parks, and other community amenities will be within this area

1. Neighborhood Commercial (NC) uses permitted in accordance with Section 1.04.A.2
2. Any portion of the Community Commercial may be developed as residential in accordance with Section 1.04.B.1
3. Community Commercial (CC) uses permitted in accordance with Section 1.04.A.2. The maximum Community Commercial (CC), shall be 200 acres.
4. Up to a maximum of 720 Multi-Family units permitted in the Community Commercial (CC) area excluding the 22.723 acre tract, 2.30 acre tract, and the 1.15 acre tract may be developed as MF-24.

La Cima
San Marcos

Exhibit B - Conceptual Land Use Plan

SCALE : 1" = 600'
0 300 600 1,200
DATE : 12-05-2019

NORTH

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvlplanning.com
rvl planning + landscape architecture

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

File: L:\2013\1340311\La Cima\Development Agreement\2018\08-28 wills exhibits add ins\La Cima -LO Exhibits 2020-02-25.dwg

ANNEXATION APPLICATION

Updated: October, 2019

CONTACT INFORMATION

Applicant's Name	Doug Goss	Property Owner	LCSM Ph 2, LLC
Company	Natural Devleopment	Company	LCSM Ph 2 LLC
Applicant's Mailing Address	11612 FM 2244,	Owner's Mailing Address	303 Colorado, Ste
Applicant's Phone #	512-402-1790	Owner's Phone #	512-457-8000
Applicant's Email	dougg@nd-austin.com	Owner's Email	ericw@nd-austin.com

PROPERTY INFORMATION

Is the property adjacent to city limits ☐ YES ☐ NO

Is the property less than ½ mile in width ☐ YES ☒ NO

Are there less than 3 qualified voters living on the property ☒ YES ☐ NO

Proposed Use: single family **Proposed Zoning:** SF 4.5

Reason for Annexation / Other Considerations: Development agreement allows City annexation upon final platting of La Cima Phase 2

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 $1,181 **Technology Fee $13** ***TOTAL COST $1,194***

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Bryan Lee, Manager (owner name) on behalf of LCSM Ph 2, LLC (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at Central Park Loop (address).

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

Signature of Owner: _____ Date: 5-26-2020

Printed Name, Title: Bryan Lee, Manager

Signature of Agent: _____ Date: 5/26/2020

Printed Name, Title: Doug Goss, Project Manager

Form Updated October, 2019

File #: Ord. 2020-62(b), **Version:** 1

AGENDA CAPTION:
Consider approval of Ordinance 2020-62, on the second of two readings, amending the official zoning map of the City in Case No. ZC-20-15 (La Cima Phase 2), by rezoning approximately 89.694 acres out of the John Williams Survey, Abstract no. 490, and the William Smithson Survey, Abstract No. 419, Hays County, generally located West of the intersection of Old Ranch Road 12 and Wonder World Drive, from “FD” Future Development District to “SF-4.5” Single Family-4.5 District; including procedural provisions; and providing an effective date.
Meeting date: September 15, 2020

Department: Planning and Development Services

Amount & Source of Funding
Funds Required: n/a
Account Number: n/a
Funds Available: n/a
Account Name: n/a

Fiscal Note:

Prior Council Action: n/a

City Council Strategic Initiative: n/a

Comprehensive Plan Element (s):

☐ Economic Development

☐ Environment & Resource Protection

☒ Land Use - Direct Growth, Compatible with Surrounding Uses

☒ Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests

☐ Parks, Public Spaces & Facilities

☐ Transportation

☐ Core Services

☐ Not Applicable

Master Plan: n/a

Background Information:

This property is part of the larger La Cima Development included in a Development Agreement with the City of San Marcos originally adopted September 16, 2014 (Resolution 2014-131R); amended in 2018 (Resolution 2018-75R), and in 2020. This agreement regulates issues including but not limited to the schedule of annexation, the permitted uses and development standards, impervious cover, environmental and water quality standards, and architectural design standards. The Future Development ("FD") zoning classification is a default classification for newly annexed land. Per the development agreement, SF-4.5 is an allowable residential use. Phase 2 provides for development of 249 residential lots, nine new streets, and four open space lots. The zoning request is being processed concurrently with an annexation request for the property.

The City of San Marcos will provide water and wastewater services at the site. The developer has extended water and wastewater facilities through the site. Pedernales Electric Cooperative will provide electric service to this development.

Upon annexation, the property will be zoned "FD", the default classification for newly annexed land. The annexation request will be considered prior to the zoning change by City Council. See Comprehensive Plan Analysis Checklist and Criteria Checklists.

Council Committee, Board/Commission Action:

Speakers in favor or opposed:

1. Eric Willis - applicant; available for questions

Recommendation from the Planning and Zoning Commission Meeting held August 11, 2020:
A motion was made by Commissioner Haverland, seconded by Commissioner Dillon to **approve** ZC-20-15. The motion carried 9-0.

For: (9) Chairperson Gleason, Vice Chairperson Kelsey, Commissioner Rand, Commissioner McCarty, Commissioner Haverland, Commissioner Dillon, Commissioner Moore, Commissioner Spell, and Commissioner Agnew.
Against:
Absent:

Alternatives: n/a

Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development to “SF-4.5” Single Family - 4.5.

ORDINANCE NO. 2020-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY IN CASE NO. ZC-20-15 (LA CIMA PHASE 2) BY REZONING APPROXIMATELY 89.694 ACRES OUT OF THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, AND THE WILLIAM SMITHSON SURVEY, ABSTRACT NO. 419, HAYS COUNTY, GENERALLY LOCATED WEST OF THE INTERSECTION OF OLD RANCH ROAD 12 AND WONDER WORLD DRIVE, FROM "FD" FUTURE DEVELOPMENT DISTRICT TO "SF-4.5" SINGLE FAMILY-4.5 DISTRICT; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

1. On August 11, 2020, the Planning and Zoning Commission of the City of San Marcos held a public hearing regarding a request to change the zoning designation from "FD" Future Development District to "SF-4.5" Single Family-4.5 District for approximately 89.694 acres out of the John Williams Survey, Abstract No. 490, and the William Smithson Survey, Abstract No. 419, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive.

2. The Planning and Zoning Commission approved a recommendation to the City Council regarding the request.

3. The City Council held a public hearing on September 1, 2020 regarding the request.

4. All requirements pertaining to Zoning Map amendments have been met.

5. The City Council hereby finds and determines that the adoption of the following ordinance is in the interest of the public health, morals, welfare and safety.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. The Official Zoning Map of the City is amended to rezone the approximately 89.694-acre tract of land described by metes and bounds in Exhibit A, attached hereto and made a part hereof for all purposes, from "FD" Future Development District to "SF-4.5" Single Family-4.5 District.

SECTION 2. If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

SECTION 3. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

SECTION 4. This ordinance will take effect after its passage, approval and adoption on second reading.

PASSED AND APPROVED on first reading on September 1, 2020.

PASSED, APPROVED AND ADOPTED on second reading on September 15, 2020.

Jane Hughson
Mayor

Attest:

Tammy K. Cook
Interim City Clerk

Approved:

Michael J. Cosentino
City Attorney

EXHIBIT A

Exhibit "__"

DOUCET & ASSOCIATES

7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

DOUCETengineers.com

Boundary Exhibit
La Cima
Hays County, Texas

D&A Job No. 1722-001
May 15, 2020

DESCRIPTION
For a 89.694 Acre [3,906,616 Square Feet]
Boundary Exhibit

BEING A 89.694 ACRE TRACT [3,906,616 SQUARE FEET] IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, THE PATRICK MCGREAL SURVEY, ABSTRACT NUMBER 308, AND THE WILLIAM SMITHSON SURVEY, ABSTRACT NUMBER 419, HAYS COUNTY, TEXAS, SAID 89.6936 ACRE TRACT BEING OUT OF A CALLED 94.504 ACRES AND A CALLED 182.269 ACRES DESCRIBED TO LCSM PH 2, LLC, AS RECORDED IN DOCUMENT NUMBER 18022545, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set with cap stamped "DOUCET" on a south line of said 94.504 acres, same being on the north right-of-way of West Centerpoint Road, described in document number 17036340 of the Plat Records of Hays County, Texas [P.R.H.C.T], for the **POINT OF BEGINNING** of the tract described herein;

THENCE over and across said 182.269 acres and 94.504 acres, the following thirty-seven (37) courses and distances:

1) S71°59'35"W, a distance of 536.37 feet to a calculated point at the beginning of a curve to the left,
2) With the arc of said curve to the left, having an arc length of 572.24 feet, a radius of 1,065.00 feet, a delta angle of 30°47'09", and a chord bearing of S56°36'00"W, for a distance of 565.38 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
3) S41°12'25"W, a distance of 15.35 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the right,
4) With the arc of said curve to the right, having an arc length of 30.29 feet, a radius of 20.00 feet, a delta angle of 86°46'56", and a chord bearing of S83°03'03"W, for a distance of 27.48 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
5) N51°05'00"W, a distance of 26.25 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the right,
6) With the arc of said curve to the right, having an arc length of 123.51 feet, a radius of 815.00 feet, a delta angle of 08°40'57", and a chord bearing of N44°27'06"W, for a distance of 123.39 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
7) N40°06'37"W, passing at 196.38 feet, a 1/2-inch iron rod set with cap stamped "DOUCET", and continuing for a total distance of 339.13 feet to a calculated point at the beginning of a curve to the left,
8) With the arc of said curve to the left, having an arc length of 665.76 feet, a radius of 685.00 feet, a delta angle of 55°41'13", and a chord bearing of N67°57'20"W, for a distance of 639.87 feet to a calculated point at the beginning of a curve to the right,

(CONTINUED ON NEXT PAGE)

DOUCET
& ASSOCIATES

9) With the arc of said curve to the right, having an arc length of 29.69 feet, a radius of 20.22 feet, a delta angle of 84°09'04", and a chord bearing of N53°26'10"W, for a distance of 27.10 feet to a calculated point,
10) S80°00'46"W, a distance of 64.91 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
11) N10°16'24"W, a distance of 257.65 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the left,
12) With the arc of said curve to the left, having an arc length of 110.12 feet, a radius of 270.00 feet, a delta angle of 23°22'04", and a chord bearing of N21°57'26"W, for a distance of 109.36 feet to 1/2-inch iron rod set with cap stamped "DOUCET",
13) N33°38'28"W, passing at 473.78 feet, a 1/2-inch iron rod set with cap stamped "DOUCET", and continuing for a total distance of 662.05 feet to a calculated point at the beginning of a curve to the left,
14) With the arc of said curve to the left, having an arc length of 41.52 feet, a radius of 470.00 feet, a delta angle of 05°03'41", and a chord bearing of N36°10'19"W, for a distance of 41.51 feet to a calculated point,
15) N51°17'50"E, a distance of 60.00 feet to a calculated point,
16) N56°21'32"E, passing at 973.91 feet a 1/2-inch iron rod set with cap stamped "DOUCET", and continuing for a total distance of 1,028.43 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
17) N25°39'04"W, a distance of 145.42 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
18) N64°20'56"E, a distance of 291.09 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the right,
19) With the arc of said curve to the right, having an arc length of 86.33 feet, a radius of 173.50 feet, a delta angle of 28°30'33", and a chord bearing of N78°36'13"E, for a distance of 85.44 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
20) N02°51'29"E, a distance of 53.00 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
21) N12°59'10"E, a distance of 199.70 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
22) N64°20'56"E, a distance of 27.11 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
23) S43°46'38"E, a distance of 512.11 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
24) N71°48'34"E, a distance of 532.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
25) S16°25'58"E, a distance of 512.32 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
26) S16°15'24"E, a distance of 33.68 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
27) S10°06'10"E, a distance of 81.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
28) S00°06'48"W, a distance of 81.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
29) S10°19'46"W, a distance of 81.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
30) S05°27'59"W, a distance of 75.37 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
31) S04°34'06"E, a distance of 69.44 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
32) S12°37'02"E, a distance of 101.90 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
33) S15°31'59"E, a distance of 101.88 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
34) S04°54'54"E, a distance of 63.30 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
35) S89°27'32"W, a distance of 22.41 feet to a 1/2-inch iron rod set with cap stamped "DOUCET"
36) S05°16'10"W, a distance of 92.13 feet to a 1/2-inch iron rod set with cap stamped "DOUCET", and

(CONTINUED ON NEXT PAGE)

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.

DOUCET
& ASSOCIATES

37) S15°48'49"E, a distance of 761.24 feet to the **POINT OF BEGINNING** of the tract described herein, and containing approximately 89.694 acres [3,906,616 square feet].

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by using the surface adjustment factor of 1.00009768. Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

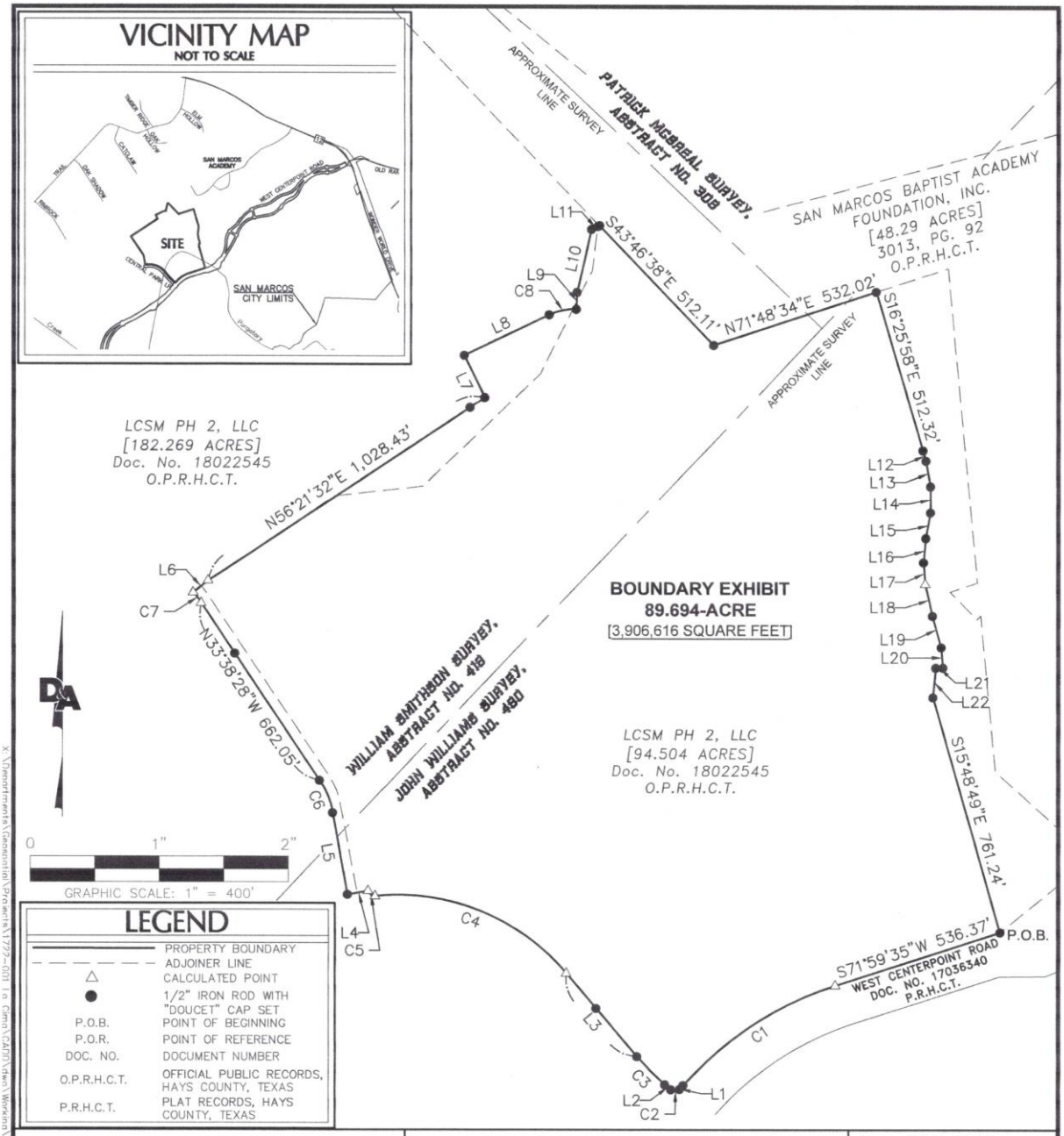
5/15/20

Garrett Cavaiuolo
Registered Professional Land Surveyor
Texas Registration No. 6714
Doucet & Associates
GCavaiuolo@DoucetEngineers.com
TBPELS Firm Registration No. 10105800

Date

STATE OF TEXAS
REGISTERED
GARRETT CAVAIUOLO
6714
PROFESSIONAL
LAND SURVEYOR

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



89.694 ACRE
(3,906,616 SQUARE FEET)
BOUNDARY EXHIBIT

CITY OF SAN MARCOS,
HAYS COUNTY, TEXAS

DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
TBPELS Firm No.: 10105800
TBPE Firm No.:F-3937

Date:	05/15/2020
Scale:	1" = 400'
Drawn by:	JRT
Reviewer:	GC
Project:	1722-001
Sheet:	4 OF 5
Field Book:	---
Party Chief:	ADM
Survey Date:	07/29/2020

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VICINITY MAP

NOT TO SCALE

JOHN WILLIAMS SURVEY, ABSTRACT NO. 480

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	572.24'	1,065.00'	30°47'09"	S56°36'00"W	565.38'
C2	30.29'	20.00'	86°46'56"	S83°03'03"W	27.48'
C3	123.50'	815.00'	8°40'57"	N44°27'06"W	123.39'
C4	665.76'	685.00'	55°41'13"	N67°57'20"W	639.87'
C5	29.69'	20.22'	84°09'04"	N53°26'10"W	27.10'
C6	110.12'	270.00'	23°22'04"	N21°57'26"W	109.36'
C7	41.52'	470.00'	5°03'41"	N36°10'19"W	41.51'
C8	86.33'	173.50'	28°30'33"	N78°36'13"E	85.44'

LEGEND

———	PROPERTY BOUNDARY
— — —	ADJOINER LINE
△	CALCULATED POINT
●	1/2" IRON ROD WITH "DOUCET" CAP SET
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
DOC. NO.	DOCUMENT NUMBER
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S41°12'25"W	15.35'
L2	N51°05'00"W	26.24'
L3	N40°06'39"W	339.13'
L4	S80°00'46"W	64.90'
L5	N10°16'24"W	257.65'
L6	N51°17'50"E	60.00'
L7	N25°39'04"W	145.42'
L8	N64°20'56"E	291.09'
L9	N02°51'29"E	53.00'
L10	N12°59'10"E	199.70'
L11	N64°20'56"E	27.11'
L12	S16°15'24"E	33.68'
L13	S10°06'10"E	81.02'
L14	S00°06'48"W	81.02'
L15	S10°19'46"W	81.02'
L16	S05°27'59"W	75.37'
L17	S04°34'06"E	69.44'
L18	S12°37'02"E	101.90'
L19	S15°31'59"E	101.88'
L20	S04°54'54"E	63.30'
L21	S89°27'32"W	22.41'
L22	S05°16'10"W	92.13'

SURVEY NOTES:

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83 (2011), EPOCH 2010.

DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE RECIPROCAL OF THE FOLLOWING COMBINED SCALE FACTOR—1.00009768.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

STATE OF TEXAS
REGISTERED
GARRETT CAVAIUOLO
6714
PROFESSIONAL
LAND SURVEYOR

5/15/20

GARRETT CAVAIUOLO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714
DOUCET & ASSOCIATES
GCAVAIUOLO@DOUCETENGINEERS.COM

DATE

89.694 ACRE
(3,906,616 SQUARE FEET)
BOUNDARY EXHIBIT

CITY OF SAN MARCOS,
HAYS COUNTY, TEXAS

DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
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www.doucetandassociates.com
TBPELS Firm No.: 10105800
TBPE Firm No.:F-3937

Date: 05/15/2020
Scale: 1" = 100'
Drawn by: JRT
Reviewer: GC
Project: 1722-001
Sheet: 5 OF 5
Field Book: ---
Party Chief: ADM
Survey Date: 07/29/2020

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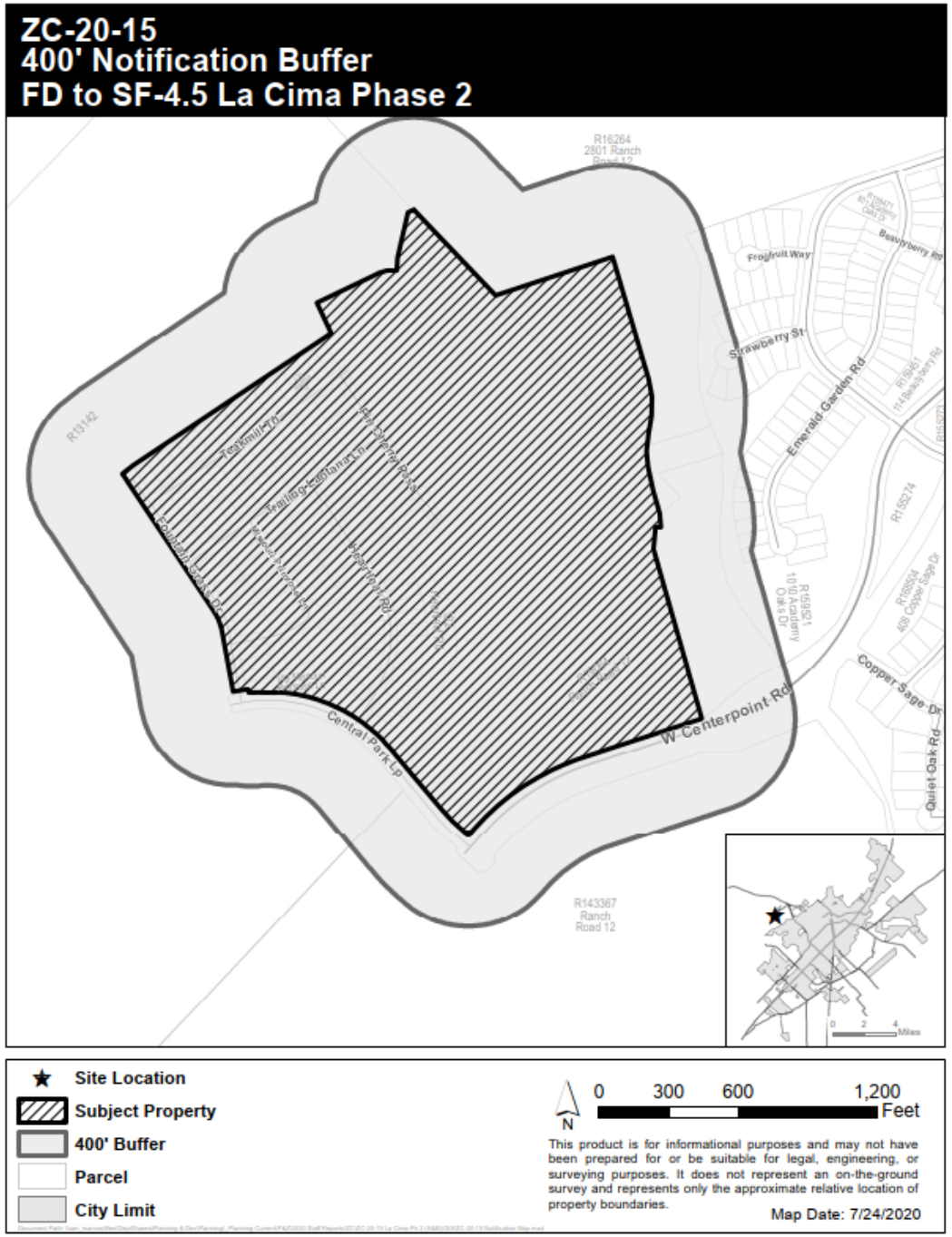
ZC-20-01 (La Cima, Phase 2)

Hold a public hearing and consider a request by Natural Development Austin, LLC, on behalf of LCSM Ph 1-2, LLC, for a zoning change from “FD” Future Development to “SF-4.5” Single Family – 4.5, for approximately 89.694 acres, more or less, out of the John Williams Survey, Abstract 490, and William Smithson Survey, Abstract 419, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive. (A. Brake)

SAN MARCOS

Location:

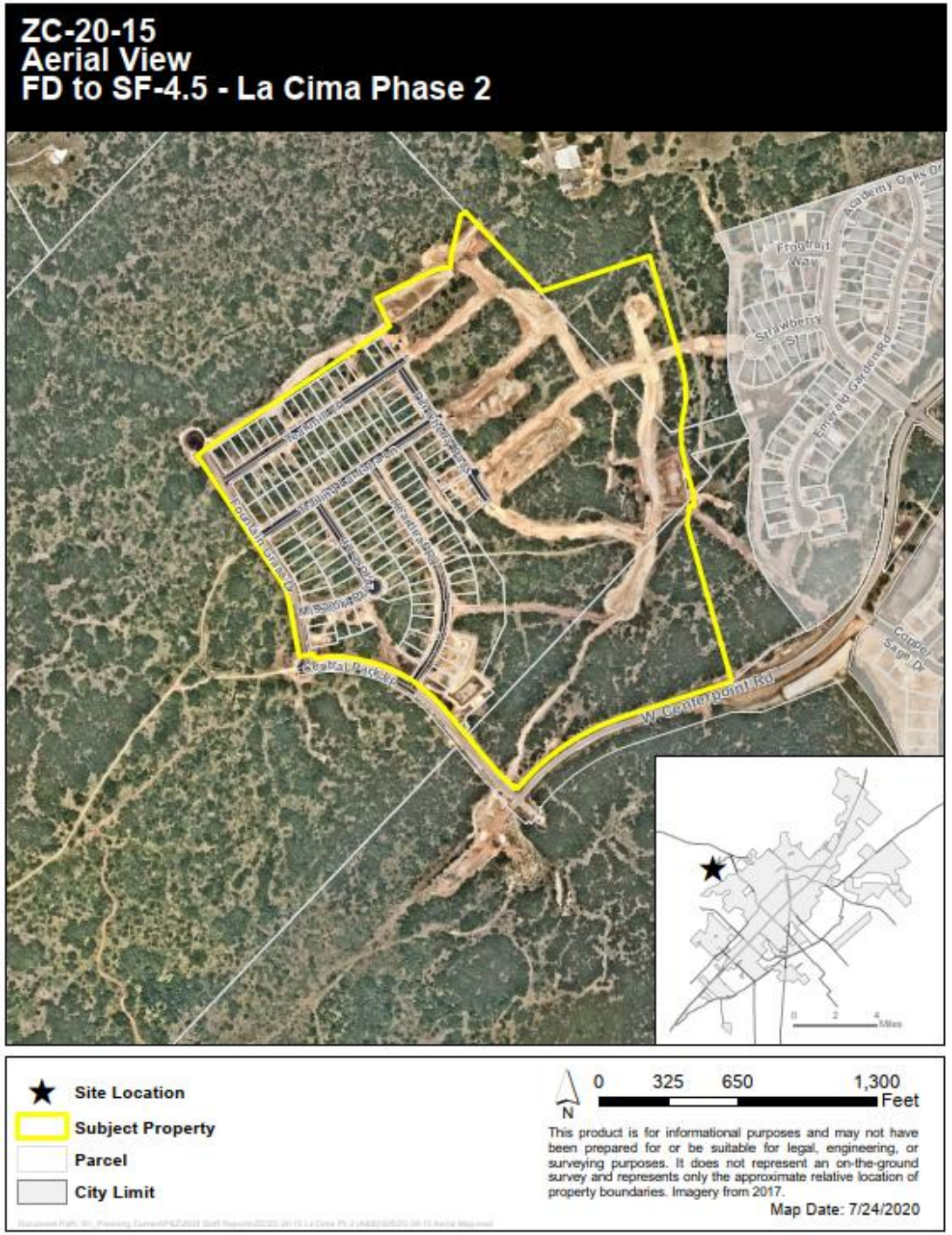
- Approximately 89.694 acres
- **Current Configuration:** Vacant / Agricultural land
- Surrounding uses include:
  - Single-family (ETJ)
  - San Marcos Academy
  - Vacant / rural
- Located outside the City Limits (Extraterritorial Jurisdiction)



SAN MARCOS

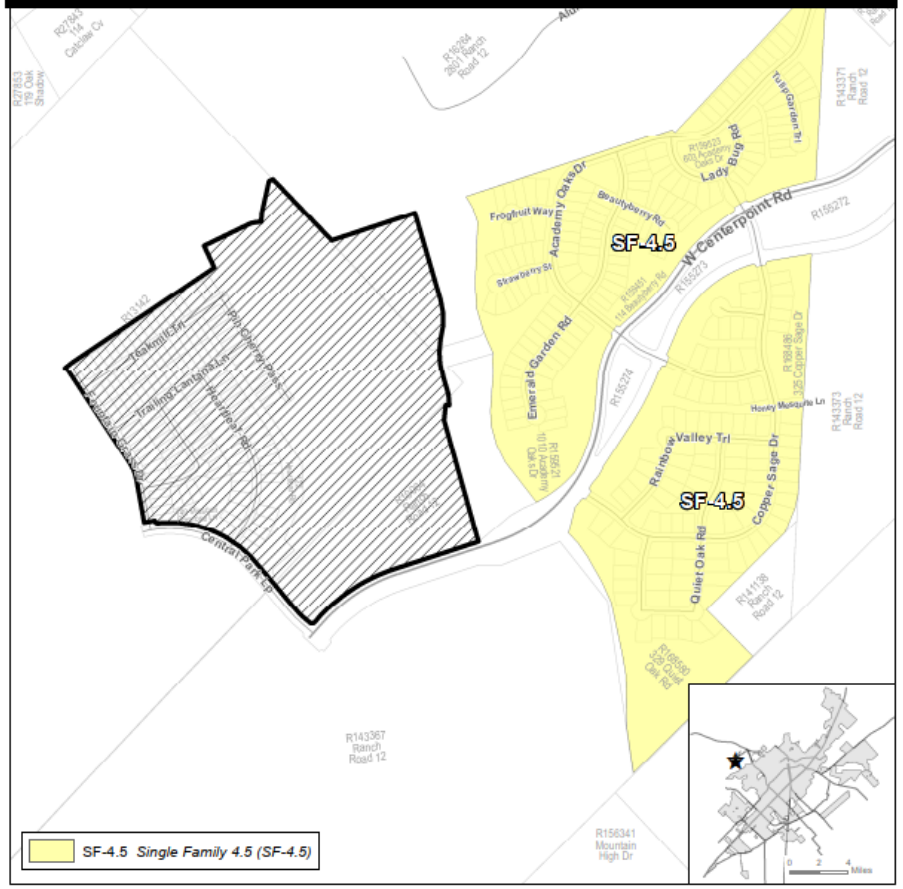
Context & History

- **Existing Zoning:** Outside City Limits (ETJ)
- **Proposed Zoning:** Single Family – 4.5 (SF-4.5)
- Proposed SF-4.5 zoning allows for residential uses
- Annexation request is being processed concurrently for property located outside City Limits
  - FD zoning is default classification for newly annexed land.



SAN MARCOS

ZC-20-15
Zoning Map
FD to SF-4.5 - La Cima Phase 2



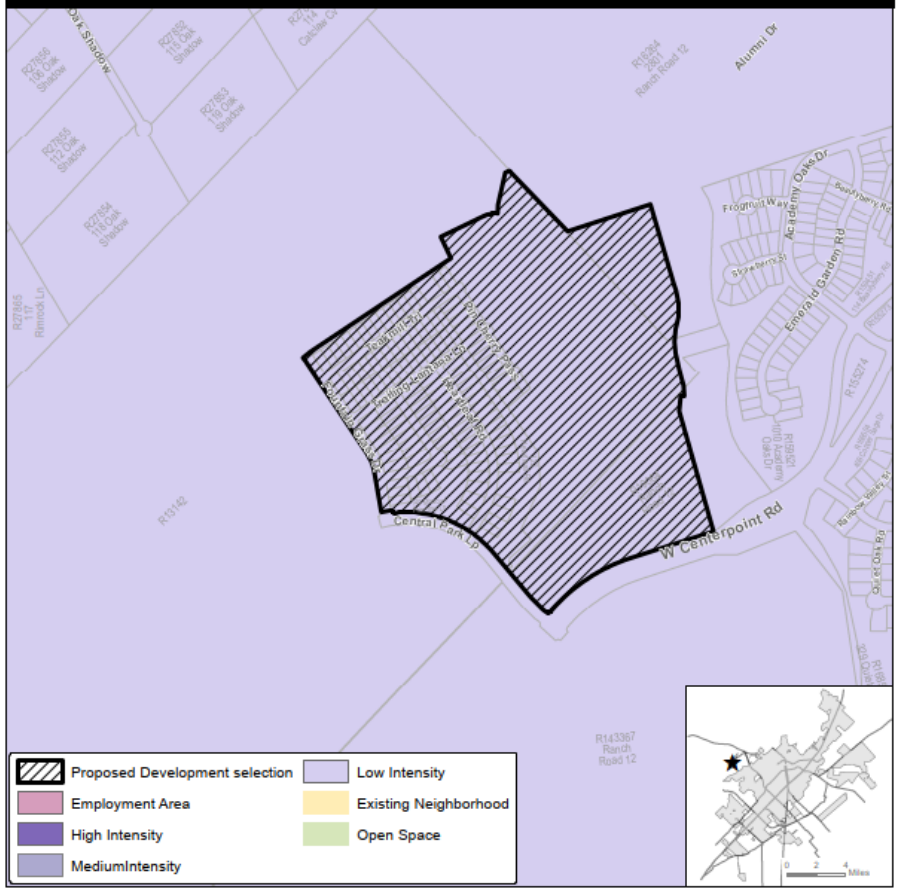
★ Site Location
Subject Property
400' Buffer
Parcel
City Limit

N 0 400 800 1,600 Feet

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

Map Date: 7/9/2020

ZC-20-15
Preferred Scenario
FD to SF-4.5 - La Cima Phase 2



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Subject Property
400' Buffer
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City Limit

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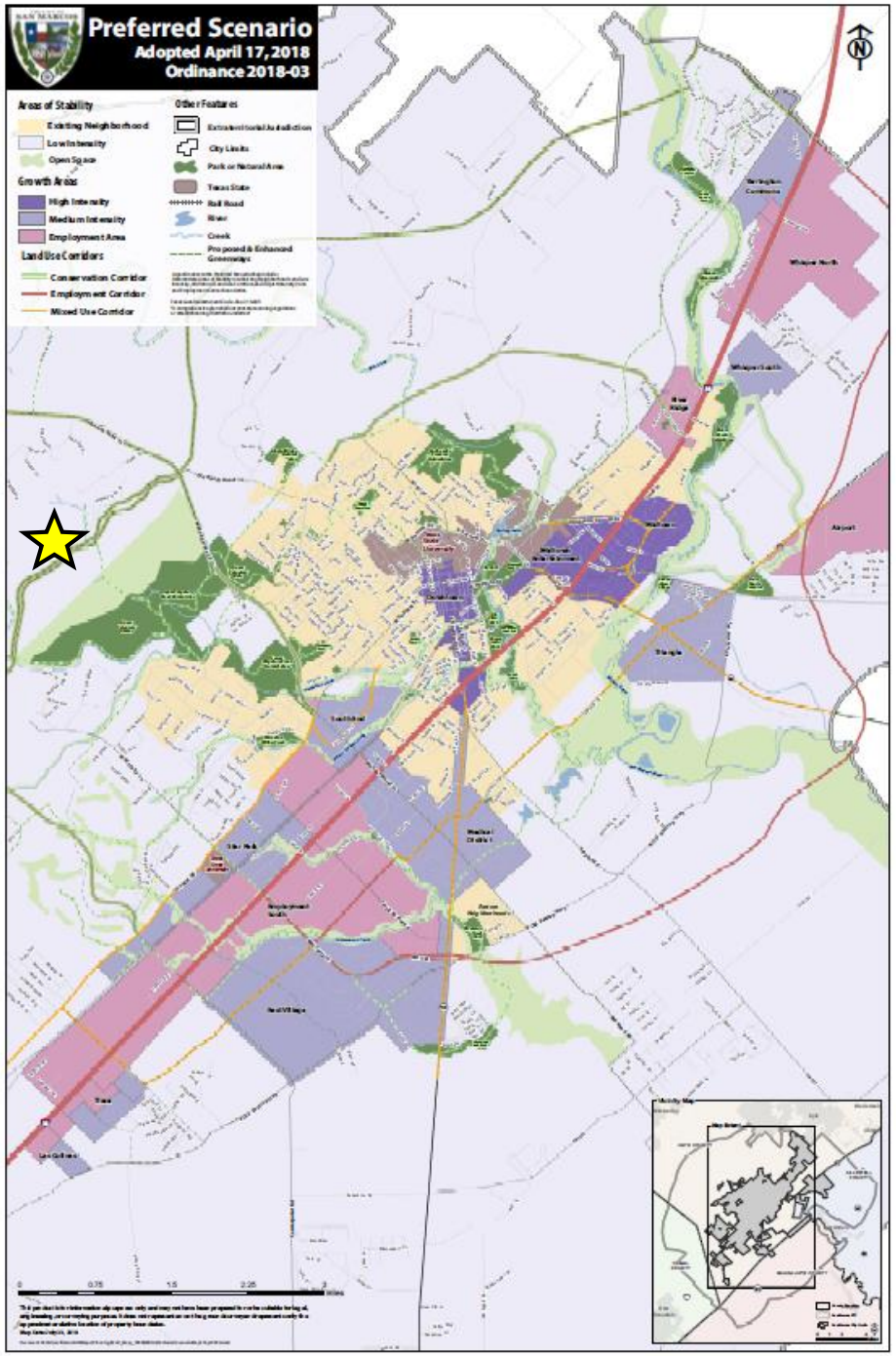
Map Date: 7/24/2020



Comprehensive Plan Analysis

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

Located in a Low Intensity Zone

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

Comprehensive Plan Analysis

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

Applicant is requesting "Conventional Residential" (SF-4.5) within a Low Intensity Zone. Development Agreement in place prior to Code SMTX adoption. Zoning request is consistent with existing Development Agreement.

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

District Classification	Comprehensive Plan Designations					
	Open Space/ Agricultural	Low Intensity	Existing Neighborhood	Medium or High Intensity Zone	Employment Center	Corridor
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

SF-4.5 Zoning Analysis:

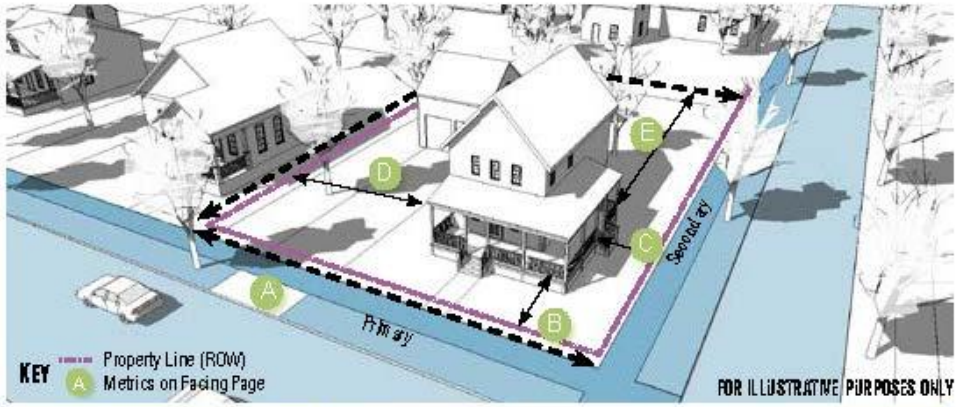
- SF-4.5 zoning is primarily intended to accommodate single family detached houses with a minimum lot size of 4,500 square feet. Uses that would substantially interfere with the residential nature of the district are not allowed.

- **Allowable Building Types:** *House, Cottage, Accessory Dwelling Unit, Civic Building*

- Proposed rezoning aligns with vision of the Comprehensive Plan, which states that the community needs **diversified housing options.**

- The property is vacant.

SF-4.5 SECTION 4.4.1.4 SINGLE FAMILY - 4.5



General Description

The SF-4.5 district is intended to accommodate single family detached houses with a minimum lot size of 4,500 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.

Transportation

Block Perimeter	3,000 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

Density

Units Per Gross Acre	7.5 max.
Impervious Cover	60% max.
Occupancy Restrictions	Section 5.1.4.1

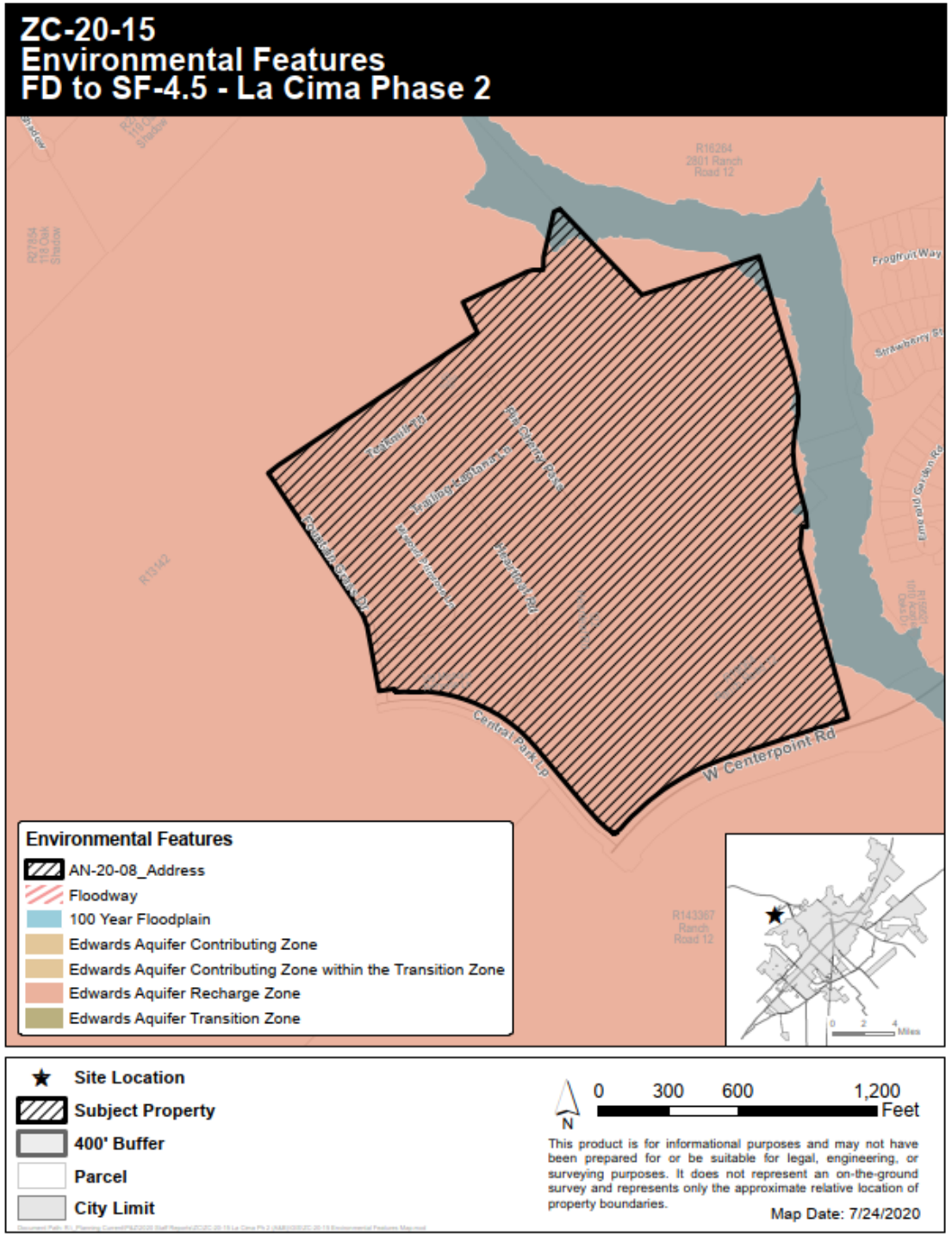
Building Types Allowed

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

Environmental Analysis

- Not located in floodplain; floodplain is adjacent

- Existing development standards within Development Agreement to mitigate for impact to natural features



Staff Recommendation:

At their August 11, 2020 meeting, the Planning and Zoning Commission recommended **approval** of the zoning change with a vote of 9-0 vote.

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development to “SF-4.5” Single Family – 4.5

SAN MARCOS

Zoning District Comparison Chart

Topic	*Existing Zoning:* Future Development (FD)	*Proposed Zoning:* Single Family – 4.5 (SF-4.5)
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The CD-3 district is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.
Uses	Residential *(See Land Use Matrix)*	Residential *(See Land Use Matrix)*
Parking Location	No location standards	No location standards
Parking Standards	2 spaces per dwelling unit (Single Family Detached)	2 spaces per dwelling unit (Single Family Detached)
Max Residential Units per acre	0.4 units per acre (max)	7.5 units per acre (max)
Occupancy Restrictions	N/A	Restricted to a family and up to one other person who is not related to any of the other family members by blood, legal adoption, marriage, or conservatorship
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories
Setbacks	Based on Zoning District	Based on Zoning District
Impervious Cover (max)	30%	60%
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Residential Street: 5' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	3,000 ft. Block Perimeter max

Zoning Request	La Cima
ZC-20-15	Phase 2

Summary

Request:	Zoning change from "FD" Future Development to "SF-4.5" Single Family		
Applicant:	Natural Development Austin, LLC 11612 FM 2244, Bldg. 1, Ste. 140 Austin, TX 78738	**Property Owner:**	LCSM Ph. 2, LLC 303 Colorado, Ste. 2300 Austin, TX 78701

Notification

Application:	June 16, 2020	**Neighborhood Meeting:**	N/A
Published:	July 26, 2020	**# of Participants**	N/A
Posted:	July 24, 2020	**Personal:**	July 24, 2020
Response:	None as of Staff Report date		

Property Description

Legal Description:	+/- 89.694 acre tract out of the John Williams Survey, Abstract 490, and William Smithson Survey, Abstract 419, Hays County		
Location:	Generally west of the intersection of Old Ranch Road 12 and Wonder World Drive		
Acreage:	89.964	**PDD/DA/Other:**	Resolution 2020-50R
Existing Zoning:	"FD" Future Development	**Proposed Zoning:**	"SF-4.5" Single Family
Existing Use:	Vacant / Rural	**Proposed Use:**	Single Family
Existing Occupancy:	N/A	**Occupancy:**	Restrictions Do Apply
Preferred Scenario:	Low Intensity Area	**Proposed Designation:**	Low Intensity Area
CONA Neighborhood:	N/A	**Sector:**	N/A
Utility Capacity:	Adequate.	**Floodplain:**	No
Historic Designation:	N/A	**My Historic SMTX Resources Survey:**	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	San Marcos Academy & The Settlement	Area of Stability
South of Property:	ETJ	Vacant	Area of Stability
East of Property:	SF-4.5	Single Family	Area of Stability
West of Property:	ETJ	Vacant	Area of Stability

Staff Recommendation

X	Approval as Submitted		Approval with Conditions / Alternate		Denial
Staff: Alison Brake, CNU-A		**Title :** Historic Preservation Officer & Planner		**Date:** August 12, 2020	

Zoning Request	La Cima
ZC-20-15	Phase 2

History

This property is part of the larger La Cima Development included in a Development Agreement with the City of San Marcos originally adopted September 16, 2014 (Resolution 2014-131R); amended in 2018 (Resolution 2018-75R) and in 2020. This agreement regulates issues including but not limited to the schedule of annexation, the permitted uses and development standards, impervious cover, environmental and water quality standards and architectural design standards. The Future Development ("FD") zoning classification is a default classification for newly annexed land. Per the development agreement, SF-4.5 is an allowable residential use. Phase 2 provides for development of 249 residential lots, nine new streets, and four open space lots. The zoning request is being processed concurrently with an annexation request for the property.

The City of San Marcos will provide water and wastewater services at the site. The developer has extended water and wastewater facilities through the site. Pedernales Electric Cooperative will provide electric service to this development.

Additional Analysis

Upon annexation, the property will be zoned "FD", the default classification for newly annexed land. The annexation request will be considered prior to the zoning change by City Council. See Comprehensive Plan Analysis Checklist and Criteria Checklists.

Comments from Other Departments

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

Commission Recommendation

X	Approval as Submitted		Approval with Conditions / Alternate		**Denial**

Speakers in favor or opposed:

1. Eric Willis – Applicant; available for questions

Recommendation from the Planning and Zoning Commission Meeting held August 11, 2020:
A motion was made by Commissioner Haverland, seconded by Commissioner Dillon, to approve ZC-20-15. The motion carried 9-0.

For: (9) Chairperson Gleason, Vice Chairperson Kelsey, Commissioner Rand, Commissioner McCarty, Commissioner Haverland, Commissioner Dillon, Commissioner Moore, Commissioner Spell, and Commissioner Agnew.
Against:
Absent:

Zoning Request	La Cima
ZC-20-15	Phase 2

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
	X		Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map ***Conventional Residential (SF-4.5) within a Low Intensity Zone is considered "Not Preferred" and requires further scrutiny. However, a Development Agreement was in place prior to the Code SMTX adoption and the zoning request is consistent with the existing Development Agreement.***
		N/A	Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area ***Studies were not complete at time of request.***
X			Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect ***Resolution 2014-131 was approved in 2014 and amended in 2018 (Resolution 2018-75R) and 2020 between the City of San Marcos and Lazy Oaks Ranch, LP. SF-4.5 is an allowable use per Section 1.04(A)(1) of the agreement.***
X			Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified ***Uses allowed within the Single Family district are compatible and appropriate for this area. This area is mostly residential in nature, with the San Marcos Academy located to the north.***
X			Whether the proposed zoning will reinforce the existing or planned character of the area ***Approval of this zoning change would allow the property to develop according to the approved development agreement.***
X			Whether the site is appropriate for the development allowed in the proposed district ***Approval of this zoning change would allow the property to develop according to the approved development agreement.***
		N/A	Whether there are substantial reasons why the property cannot be used according to the existing zoning ***The property is currently not zoned as it is located outside of the city limits.*** ***(THIS TABLE CONTINUES ON NEXT PAGE)***

Zoning Request	La Cima
ZC-20-15	Phase 2

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
X			Whether there is a need for the proposed use at the proposed location ***The rezoning does serve a substantial public purpose by providing additional single family housing in San Marcos.***
X			Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development ***The property will be served with City water and wastewater per the approved development agreement.***
X			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property ***The surrounding area has remained single-family with The Settlement subdivision to the north of the property.***
		N/A	For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5 ***This request is not for a Neighborhood Density District.***
X			The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management ***Standards are in place per the approved development agreement to lessen the impact of the development to the natural environment.***
X			Any other factors which shall substantially affect the public health, safety, morals, or general welfare ***None noted.***

ZC-20-15
Aerial View
FD to SF-4.5 - La Cima Phase 2

★ **Site Location**

Subject Property

Parcel

City Limit

N

0 325 650 1,300 Feet

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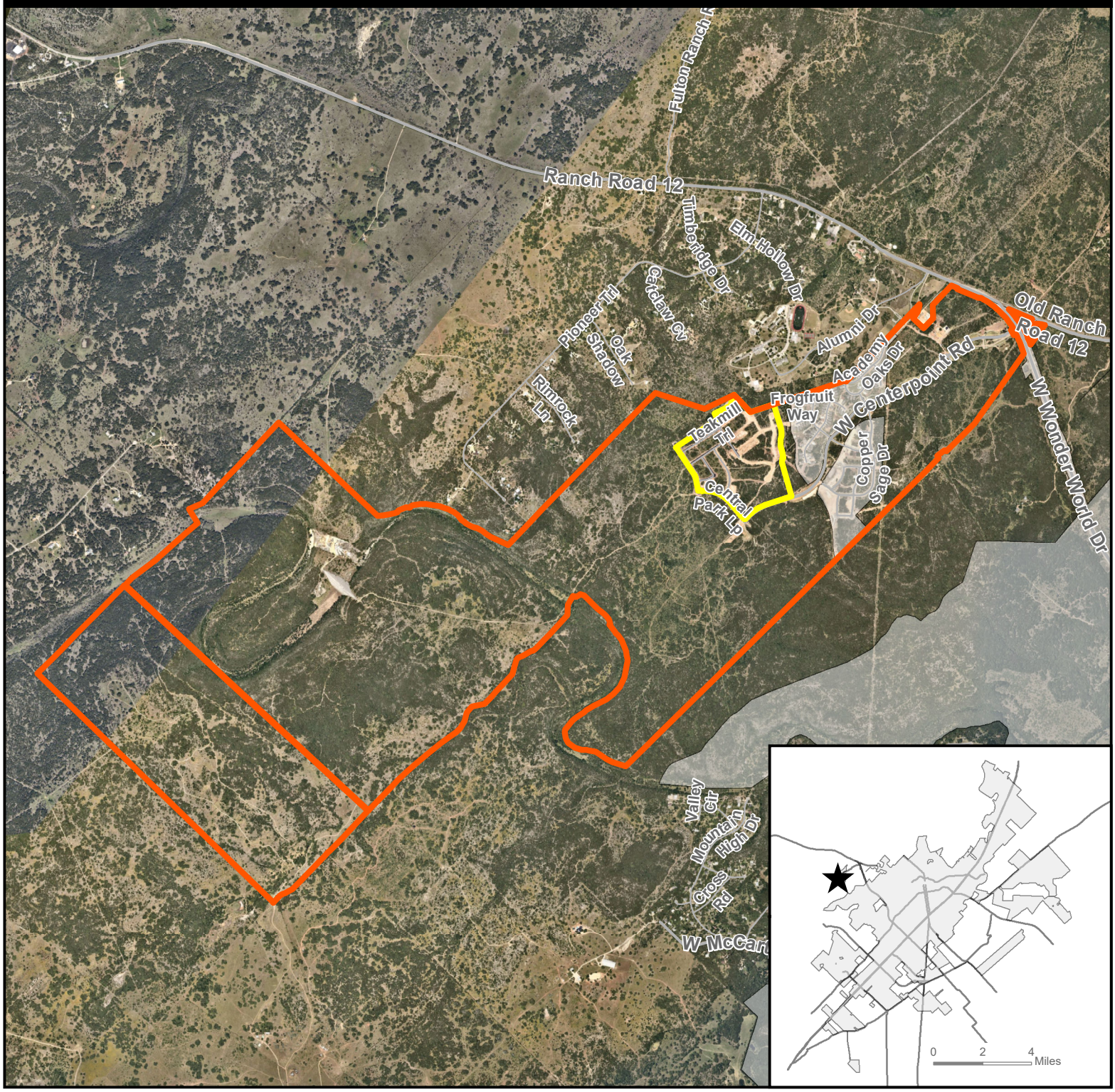
Map Date: 7/24/2020

Document Path: R:_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-15 La Cima Ph 2 (A&B)\GIS\ZC-20-15 Aerial Map.mxd

ZC-20-15
La Cima Boundary Map
FD to SF-4.5 - La Cima Phase 2



★ **Site Location**

Subject Property

Parcel

City Limit

La Cima Boundary

N

0 1,750 3,500 7,000 Feet

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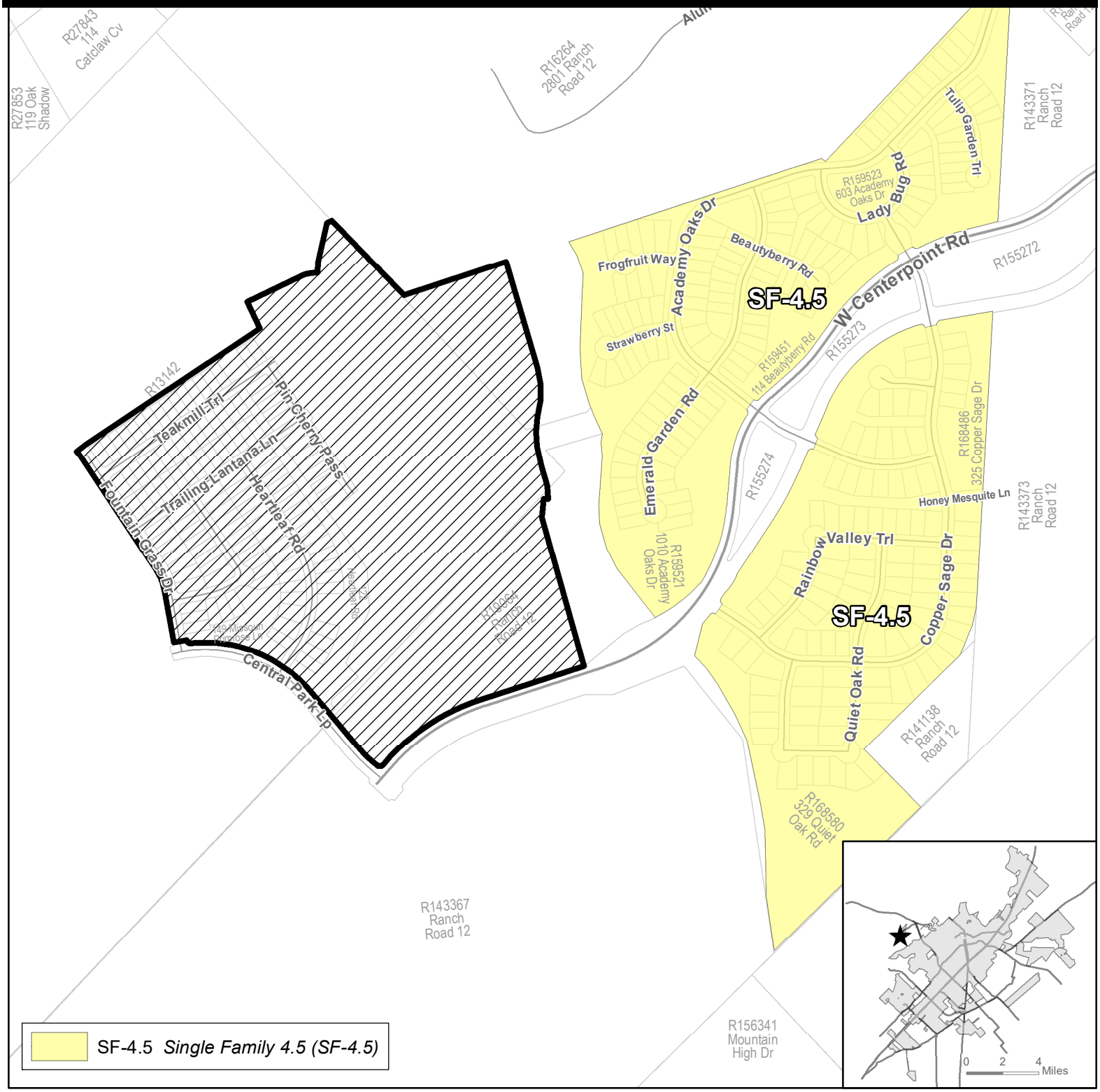
Map Date: 7/28/2020

Document Path: R:_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-15 La Cima Ph 2 (A&B)\GIS\ZC-20-15 La Cima Boundary Map.mxd

ZC-20-15
Zoning Map
FD to SF-4.5 - La Cima Phase 2



★ **Site Location**

Subject Property

400' Buffer

Parcel

City Limit

N

0 400 800 1,600 Feet

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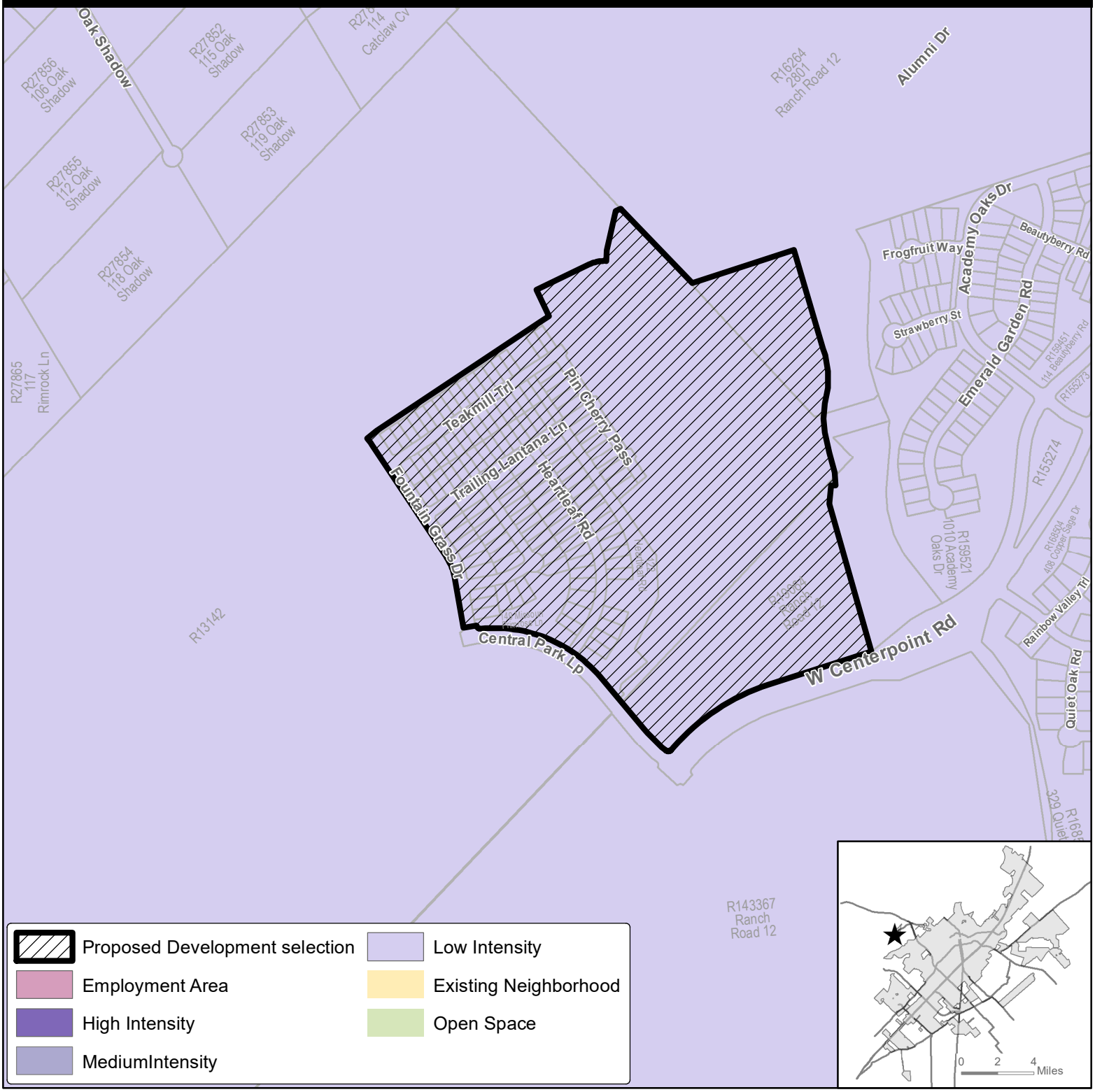
Map Date: 7/9/2020

Document Path: R:_Planning Long Range\Annexations\2020\AN-20-08 La Cima Ph 2\GIS\AN-20-08 Zoning Map.mxd

ZC-20-15
Preferred Scenario
FD to SF-4.5 - La Cima Phase 2



★ **Site Location**

Subject Property

400' Buffer

Parcel

City Limit

N

0 400 800 1,600 Feet

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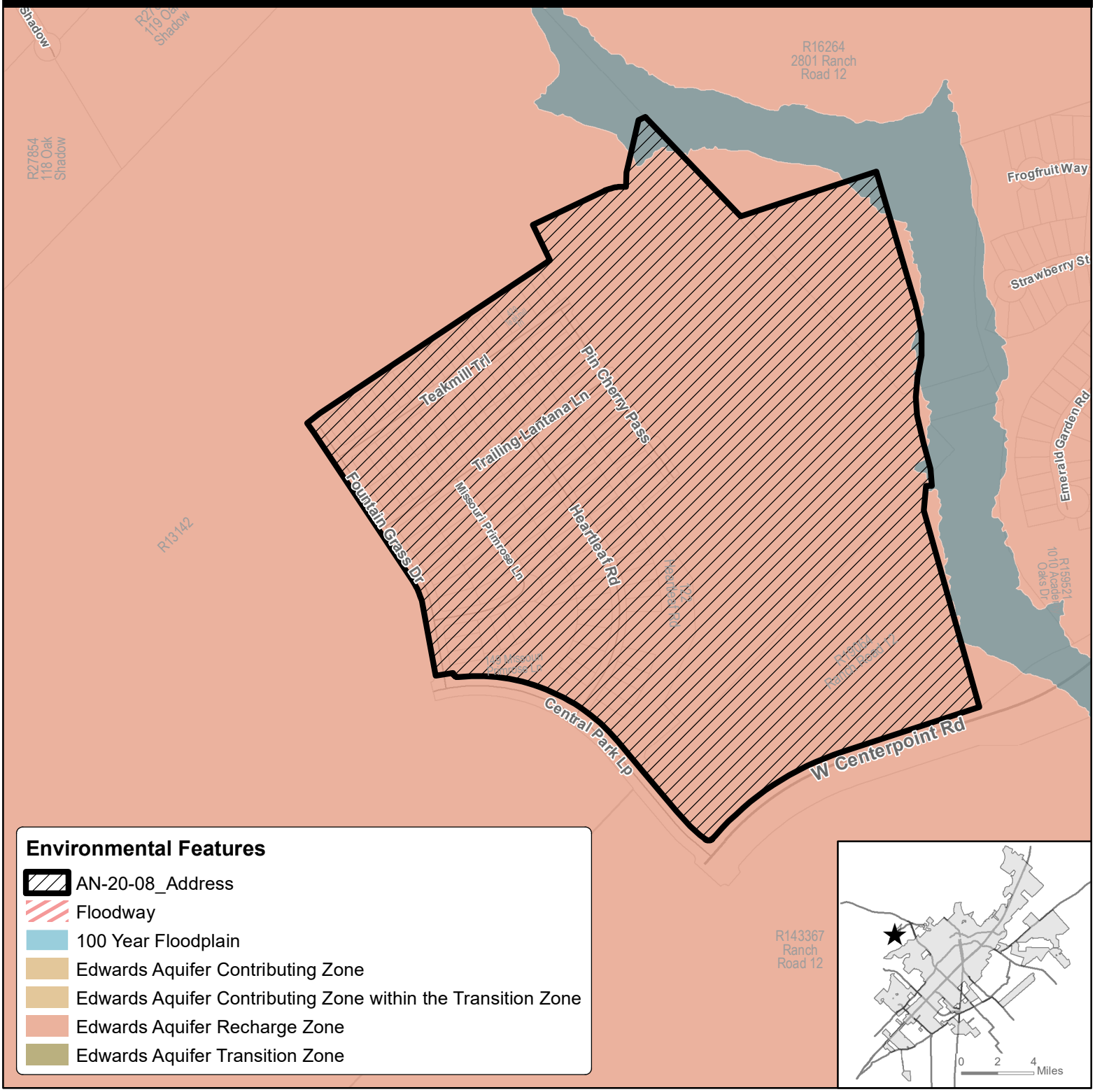
Map Date: 7/24/2020

Document Path: R:_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-15 La Cima Ph 2 (A&B)\GIS\ZC-20-15 Preferred Scenario Map.mxd

ZC-20-15
Environmental Features
FD to SF-4.5 - La Cima Phase 2



★ **Site Location**

Subject Property

400' Buffer

Parcel

City Limit

N

0 300 600 1,200 Feet

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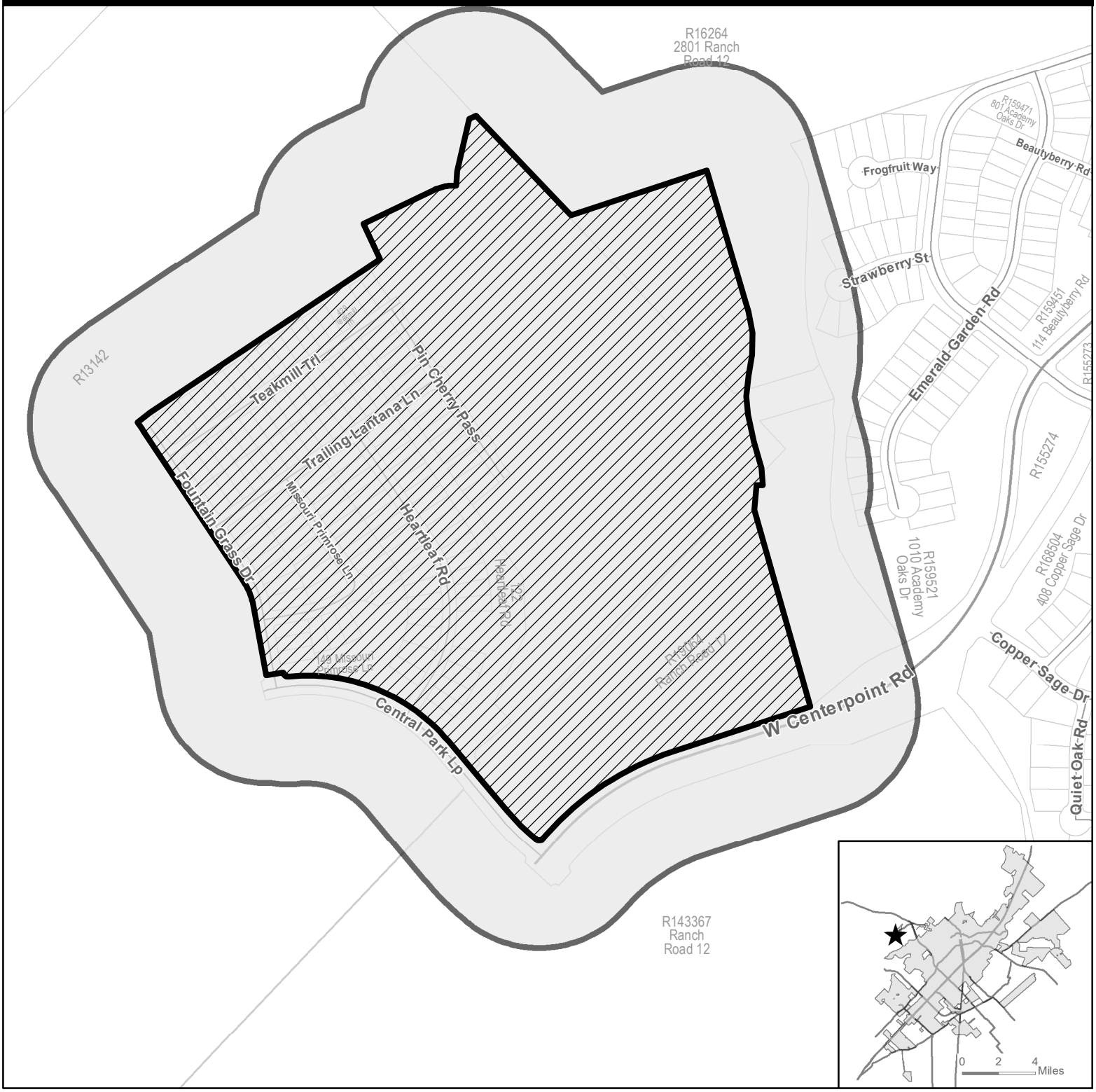
Map Date: 7/24/2020

Document Path: R:_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-15 La Cima Ph 2 (A&B)\GIS\ZC-20-15 Environmental Features Map.mxd

ZC-20-15
400' Notification Buffer
FD to SF-4.5 La Cima Phase 2



★ **Site Location**

Subject Property

400' Buffer

Parcel

City Limit

N

0 300 600 1,200 Feet

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Map Date: 7/24/2020

Document Path: \\san_marcos\files\DeptShares\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-15 La Cima Ph 2 (A&B)\GIS\ZC-20-15 Notification Map.mxd

Property ID	Owner Name	Address	Owner City	Owner State	Owner Zip
R148000	Hays County	111 E SAN ANTONIO ST STE101	SAN MARCOS	TX	78666
R159486	HIGHLAND HOMES AUSTIN LLC	5601 DEMOCRACY DR STE 300	PLANO	TX	75024
R143367	LAZY OAKS RANCH LP	303 COLORADO ST STE 2300	AUSTIN	TX	78701
R159489	LCSM PH 1-1 LLC	303 COLORADO ST STE 2300	AUSTIN	TX	78701
R18169	LCSM PH. 2 LLC	303 COLORADO ST STE 2300	AUSTIN	TX	78701
R159487	MHI PARTNERSHIP LTD	8200 N MOPAC STE 300	AUSTIN	TX	78759
R120408	SAN MARCOS BAPTIST ACADEMY	2801 RANCH RD 12	SAN MARCOS	TX	78666
R144183	SAN MARCOS BAPTIST ACADEMY FOUNDATION INC ATTN: JOHN H GARRISON PHD	2801 RANCH ROAD 12	SAN MARCOS	TX	78666

Section 5.1.1.2 Land Use Matrix Future Development (FD) VS. Single Family - 4.5 (SF-4.5)

Table 5.1 Land Use Matrix

Types of Land Uses	Conventional Residential				Neighborhood Density Districts				Character Districts						Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Agricultural Uses																				
Barns or agricultural buildings	P	L	--	--	--	--	--	--	P	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.1
Stables	P	L	--	--	--	--	--	--	--	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.2
Community Garden	P	P	L	L	L	L	L	--	P	P	L	L	L	L	P	P	P	P	P	Section 5.1.2.3
Urban Farm	P	C	C	C	C	L	L	C	P	P	L	L	C	C	P	P	--	P	C	Section 5.1.2.4
Plant Nursery	L	--	--	--	--	--	--	P	--	L	--	--	P	P	P	P	P	--	P	Section 5.1.2.5
Accessory Uses and Structures																				
Accessory Building/Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.1
Accessory Dwelling Unit	L	L	L	L	L	L	P	P	--	P	L	P	P	P	--	--	--	--	--	Section 5.1.3.1
Accessory Use, except as listed below:	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.2
Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	L	P	--	L	Section 5.1.3.2
Outdoor Display	--	--	--	--	--	--	--	L	--	--	--	--	L	L	P	--	--	--	L	Section 5.1.3.2
Food Truck	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.3.1
Drive-thru or Drive-in	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.3.2
Home Occupation	L	L	L	L	L	L	L	--	--	L	L	L	--	--	--	--	--	--	--	Section 5.1.3.4
Family Home Care	P	P	P	P	P	P	P	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.3.5
Short Term Rental	L	L	L	L	L	L	L	P	--	L	L	P	P	P	--	--	--	L	P	Section 5.1.3.6
Residential Uses																				
Single Family Detached	P	L	L	L	L	L	L	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Cottage Court	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Two Family	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Single Family Attached	--	--	--	--	L	L	L	L	--	--	P	P	P	P	--	--	--	--	--	Section 5.1.4.1
Small Multi-Family (up to 9 units)	--	--	--	--	--	L	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Courtyard Housing (up to 24 units)	--	--	--	--	--	--	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Multi-family (10 or more units)	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Purpose Built Student Housing	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	Section 5.1.4.1
Manufactured Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1
Mobile Home Community	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1

Table 5.1 Land Use Matrix

Types of Land Uses	Conventional Residential				Neighborhood Density Districts				Character Districts						Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Community Home	L	L	L	L	L	L	P	P	--	P	P	P	P	P	--	--	--	L	--	Section 5.1.4.12
Fraternity or Sorority Building	--	--	--	--	--	--	C	C	--	--	--	C	P	P	--	--	--	--	--	Section 5.1.4.12
Commercial Uses																				
Professional Office	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	--	--	P	Section 5.1.5.1
Medical, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.2
Urgent care, emergency clinic, or hospital	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	--	--	P	Section 5.1.5.2
Nursing/ retirement home	--	--	--	--	--	--	P	P	--	--	--	P	P	P	P	--	--	--	P	Section 5.1.5.2
Personal Services, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (indoor)	C	--	--	--	--	--	--	P	--	--	--	--	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (outdoor)	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.3
Funeral Home	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.3
Adult Oriented Businesses	See Section 18, Article 6 of the City Code																			
All Retail Sales, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.4
Gasoline Sales	--	--	--	--	--	--	--	L	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Truck stop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	L	Section 5.1.5.4
Tattoo, body piercing	--	--	--	--	--	--	C	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Building material sales	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	P	P	--	P	Section 5.1.5.4
Vehicle Sales/ Rental	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Pawnshop	--	--	--	--	--	--	--	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Restaurant/ Bar, as listed below:																				
Eating Establishment	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.5
Bar	--	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	--	C	Section 5.1.5.5
Mobile Food Court	--	--	--	--	--	--	--	C	--	--	--	--	P	P	--	--	--	--	--	Section 5.1.5.5
Sale of Alcohol for on premise consumption	--	--	--	--	--	--	C	C	--	--	--	C	C	C	C	--	--	--	C	Section 5.1.5.5
Overnight Lodging, as listed below:																				Section 5.1.5.6
Bed and Breakfast (up to 8 rooms)	L	C	C	C	C	L	L	P	--	P	C	P	P	P	--	--	--	--	P	Section 5.1.5.6
Boutique Hotel (9 - 30 rooms)	--	--	--	--	--	--	C	P	--	--	--	P	P	P	--	--	--	--	P	Section 5.1.5.6

Table 5.1 Land Use Matrix

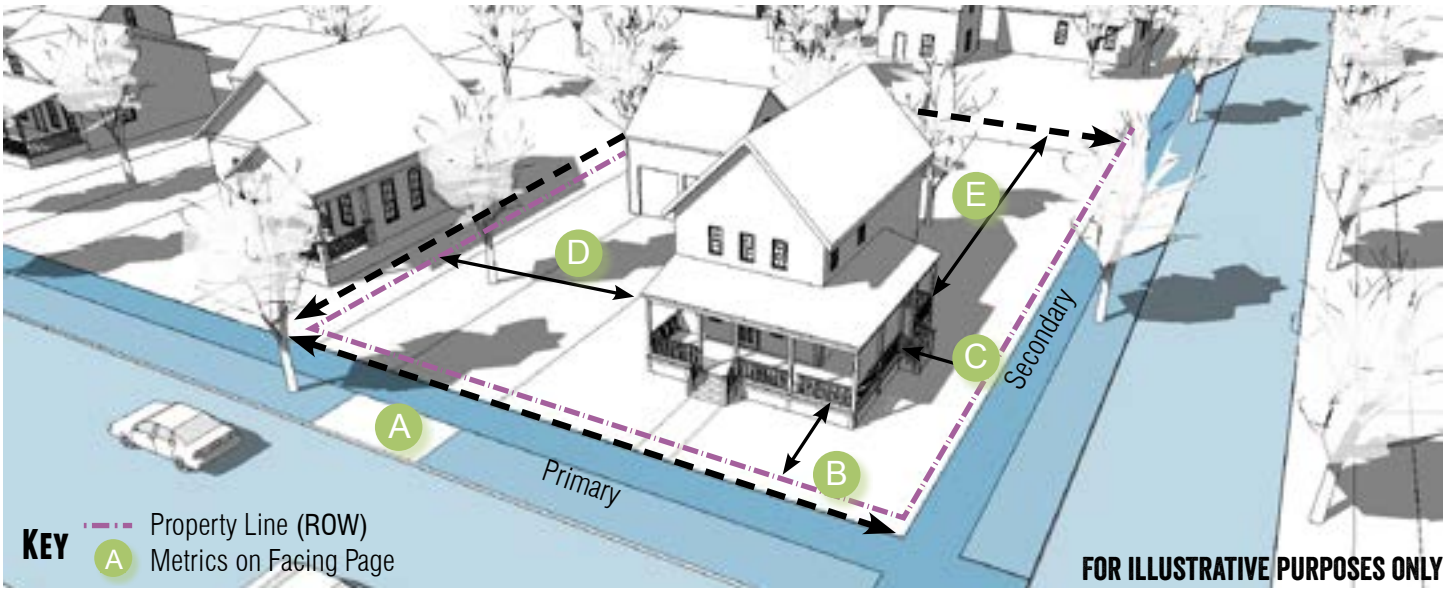
Types of Land Uses	Conventional Residential				Neighborhood Density Districts				Character Districts						Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	P	--	--	--	--	P	P	--	--	--	--	P	Section 5.1.5.6
Outdoor Recreation, except as listed below:	--	--	--	--	--	--	--	C	--	--	--	--	P	C	P	--	--	--	P	Section 5.1.5.7
Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--	C	C	Section 5.1.5.7
Traveler Trailers/ RVs Short Term stays	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Section 5.1.5.7
Shooting Range	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.7
Indoor Recreation, except as listed below:	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.5.8
Gym/ Health club	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	P	--	P	Section 5.1.5.8
Smoking Lounge	--	--	--	--	--	--	--	C	--	--	--	--	P	C	--	--	--	--	P	Section 5.1.5.8
Charitable Gaming Facility	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C	--	--	--	C	Section 5.1.5.8
Public & Institutional																				
Civic, except as listed below:	P	L	L	L	L	L	P	P	L	L	L	P	P	P	P	P	P	P	P	Section 5.1.6.1
Day Care Center	C	--	--	--	C	C	L	P	--	C	C	L	P	P	P	--	--	--	P	Section 5.1.6.1
Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.2
Minor Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.3
Major Utilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	Section 5.1.6.3
Antenna	See Section 5.1.6.3D																			
Industrial																				
Light Industrial	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	P	--	C	Section 5.1.7.1
Light Manufacturing	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.7.2
Vehicle Service, as listed below:																				Section 5.1.7.3
Car Wash	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (minor)	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (major)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	C	Section 5.1.7.3
Warehouse & Distribution	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	P	Section 5.1.7.4
Waste-Related service	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	--	Section 5.1.7.5
Wholesale trade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	Section 5.1.7.6
Self Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.7
Research and Development	--	--	--	--	--	--	--	--	--	--	--	--	C	C	P	P	P	--	C	Section 5.1.7.8
Wrecking/Junk Yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	Section 5.1.7.9

Zoning District Comparison Chart

Topic	*Existing Zoning:* **Future Development (FD)**	*Proposed Zoning:* **Single Family – 4.5 (SF-4.5)**
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The SF-4.5 district is primarily intended to accommodate single family detached houses. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian uses. Uses that would substantially interfere with the residential nature of the district are not allowed.
Uses	Residential *(See Land Use Matrix)*	Residential *(See Land Use Matrix)*
Parking Location	No location standards	No location standards
Parking Standards	2 spaces per dwelling unit (Single Family Detached)	2 spaces per dwelling unit (Single Family Detached)
Max Residential Units per acre	0.4 units per acre (max)	7.5 units per acre (max)
Occupancy Restrictions	N/A	Restricted to a family and up to one other person who is not related to any of the other family members by blood, legal adoption, marriage, or conservatorship
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories
Setbacks	Based on Zoning District	Based on Zoning District
Impervious Cover (max)	30%	60%
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	Allows for a minimum lot size of 4,500 square feet
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Residential Street: 5' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	3,000 ft. Block Perimeter max

SF-4.5

SECTION 4.4.1.4 SINGLE FAMILY - 4.5



General Description

The SF-4.5 district is intended to accommodate single family detached houses with a minimum lot size of 4,500 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.

Density

Units Per Gross Acre	7.5 max.
Impervious Cover	60% max.
Occupancy Restrictions	Section 5.1.4.1

Transportation

Block Perimeter	3,000 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

Building Types Allowed

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

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

Lot

Building Type	Lot Area	Lot Width	
House	4,500 sq. ft. min.	50 ft. min.	A
Cottage	4,500 sq. ft. min.	50 ft. min.	
Civic	4,500 sq. ft. min.	50 ft. min.	

Setbacks - Principal Building		
Primary Street	20 ft. min.	B
Secondary Street	15 ft. min.	C
Side	5 ft. min.	D
Rear	15 ft. min.	E

Setbacks - Accessory Structure	
Primary Street	20 ft. min.
Secondary Street	15 ft. min.
Side	5 ft. min.
Rear	5 ft. min.

DIVISION 2: NEIGHBORHOOD DENSITY DISTRICTS

Abbreviated Designation	District Name
ND-3	Neighborhood Density -3
ND-3.5	Neighborhood Density - 3.5
ND-4	Neighborhood Density - 4
ND-4M	Neighborhood Main Street

ZC-20-15 (La Cima Phase 2) Zoning Change Review **(By Comp Plan Element)**

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

	YES	NO (map amendment required)
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?	X	

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

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

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

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

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

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

NEIGHBORHOODS – Where is the property located

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

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

				YES	NO
Will Parks and / or Open Space be Provided?				**X**	
Will Trails and / or Green Space Connections be Provided?				**X**	
As part of the overall La Cima Development.					
Maintenance / Repair Density	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	**X**				
Water Infrastructure	**X**				
Public Facility Availability					
				YES	NO
Parks / Open Space within ¼ mile (walking distance)? **Upper Purgatory Creek Natural Area is located to the south of the La Cima Development.**					**X**
Wastewater service available? **As part of Development Agreement, extensions are required and developer will provide.**				**X**	
Water service available? **As part of Development Agreement, extensions are required and developer will provide.**				**X**	

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

		A	B	C	D	F
Existing Daily LOS	**Wonder World Drive** **Old Ranch Road 12**	**X**				 **X**
Existing Peak LOS	**Wonder World Drive** **Old Ranch Road 12**	**X**				 **X**
Preferred Scenario Daily LOS	**Wonder World Drive** **Old Ranch Road 12**	**X**				 **X**
Preferred Scenario Peak LOS	**Wonder World Drive**			**X**		

Old Ranch Road 12					**X**
The Transportation Demand Model shows that Wonder World Drive remains at a level of service A for the Existing Daily and Peak along with the Preferred Daily. It drops from an A to a C LOS in the Preferred Scenario Peak LOS. Old Ranch Road 12 is shown as a LOS F across the board. This could be alleviated with the construction of West Centerpoint Road through the La Cima Development.					
		N/A	Good	Fair	Poor
Sidewalk Availability		**X**			
Sidewalks are required to be built as part of the development.					
		YES		NO	
Adjacent to existing bicycle lane?				**X**	
Adjacent to existing public transportation route?				**X**	
Notes: **The closest CARTS bus route is Route 7, which is the Bishop Street route.**					

PLANNING AND DEVELOPMENT SERVICES

7/24/2020 **ZC-20-15**

Notice of Public Hearing
Zoning Change Request
"FD" Future Development to "SF-4.5" Single Family – 4.5
La Cima, Phase 2

Hold a public hearing and consider a request by Natural Development Austin, LLC, on behalf of LCSM Ph 2, LLC, for a zoning change from "FD" Future Development to "SF-4.5" Single Family – 4.5, for approximately 89.694 acres, more or less, out of the John Williams Survey, Abstract 490, and William Smithson Survey, Abstract 419, Hays County, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive.

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

- A public hearing will be conducted by the Planning and Zoning Commission via virtual meeting on **Tuesday, August 11, 2020** at **6:00 p.m.** You may join and participate in the public hearing using the following link: http://sanmarcostx.gov/541/PZ-Video-Archives.

- A public hearing will be held at the City Council Meeting on **Tuesday, September 1, 2020** at **6:00 p.m.** in the Council Chambers in City Hall, 630 East Hopkins. If current orders related to COVID-19 are extended, virtual meeting information will be provided at the following website: https://sanmarcostx.gov/421/City-Council-Videos-Archives.

All interested citizens are invited to attend and participate in the public hearing. If you cannot participate in the virtual public hearing, but wish to comment, you may write to the following address:

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

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.

For more information regarding this request, contact the case manager, **Alison Brake,** at **512.393.8232**. When calling, please refer to case number **ZC-20-15.**

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)

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

Updated: October, 2019

CONTACT INFORMATION

Applicant's Name	Doug Goss	**Property Owner**	LCSM Ph 2, LLC
Company	Natural Development	**Company**	LCSM Ph 2, LLC
Applicant's Mailing Address	11612 FM 2244, Bldg 1, Ste 140, Austin, TX 78738	**Owner's Mailing Address**	303 Colorado, Ste 2300, Austin, TX 78701
Applicant's Phone #	512-402-1790	**Owner's Phone #**	512-457-8000
Applicant's Email	dougg@nd-austin.com	**Owner's Email**	ericw@nd-austin.com

PROPERTY INFORMATION

Subject Property Address(es): W. Centerpoint Road and Central Park Loop (Northwest Corner)

Legal Description: Lot ALL **Block** ALL **Subdivision** La Cima Phase 2

Total Acreage: 89.694 **Tax ID #: R** 143368

Preferred Scenario Designation: _____ **Existing Zoning:** NA

Existing Land Use(s): Agriculture--wildlife exemption

DESCRIPTION OF REQUEST

Proposed Zoning District(s): SF 4.5

Proposed Land Uses / Reason for Change: City requiring annexation upon platting per development agreement

AUTHORIZATION

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

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

**Existing Neighborhood Regulating Plan Included.*

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Bryan Lee, Manager (owner name) on behalf of LCSM Ph. 2, LLC (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at W. Centerpoint Road and Central Park Loop (address).

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

Signature of Owner: _____ Date: 5-26-2020

Printed Name, Title: Bryan Lee, Manager

Signature of Agent: _____ Date: 5/26/2020

Printed Name, Title: Doug Goss, Project Manager

Form Updated October, 2019

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

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

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***

- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be $91 plus a $13 technology fee.***

- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be $91 plus a $13 technology fee.***

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

Signature: _____ Date: 5/26/2020

Print Name: Doug Goss

Form Updated October, 2019

CHECKLIST FOR ZONING CHANGE, ZONING OVERLAY OR HISTORIC DISTRICT

The following items are requested for consideration of this application. These and additional items may be required at the request of the Department		Comments
☐	Pre-application conference with staff is recommended Please call 512-393-8230 to schedule	
☐	Completed Application for Zoning Change, Overlay, or Establishment of Historic District/Landmark	
☐	Copy of Subdivision Plat or Metes & Bounds	
☐	CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	
☐	Certificate of no tax delinquency	
☐	Proof of Ownership	
☐	Lien Holder(s) Name and Mailing Address(es)	
☐	Agreement to the placement of notification signs and acknowledgement of notification requirements	
☐	Authorization to represent the property owner, if the applicant is not the owner	
☐	Filing Fee $1,057 + $100 per acre ($3,000 max) Technology Fee $13	

****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…"***

Exhibit "__"

DOUCET
& ASSOCIATES

7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

DOUCETengineers.com

Boundary Exhibit
La Cima
Hays County, Texas

D&A Job No. 1722-001
May 15, 2020

DESCRIPTION
For a 89.694 Acre [3,906,616 Square Feet]
Boundary Exhibit

BEING A 89.694 ACRE TRACT [3,906,616 SQUARE FEET] IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, THE PATRICK MCGREAL SURVEY, ABSTRACT NUMBER 308, AND THE WILLIAM SMITHSON SURVEY, ABSTRACT NUMBER 419, HAYS COUNTY, TEXAS, SAID 89.6936 ACRE TRACT BEING OUT OF A CALLED 94.504 ACRES AND A CALLED 182.269 ACRES DESCRIBED TO LCSM PH 2, LLC, AS RECORDED IN DOCUMENT NUMBER 18022545, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set with cap stamped "DOUCET" on a south line of said 94.504 acres, same being on the north right-of-way of West Centerpoint Road, described in document number 17036340 of the Plat Records of Hays County, Texas [P.R.H.C.T], for the **POINT OF BEGINNING** of the tract described herein;

THENCE over and across said 182.269 acres and 94.504 acres, the following thirty-seven (37) courses and distances:

1) S71°59'35"W, a distance of 536.37 feet to a calculated point at the beginning of a curve to the left,
2) With the arc of said curve to the left, having an arc length of 572.24 feet, a radius of 1,065.00 feet, a delta angle of 30°47'09", and a chord bearing of S56°36'00"W, for a distance of 565.38 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
3) S41°12'25"W, a distance of 15.35 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the right,
4) With the arc of said curve to the right, having an arc length of 30.29 feet, a radius of 20.00 feet, a delta angle of 86°46'56", and a chord bearing of S83°03'03"W, for a distance of 27.48 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
5) N51°05'00"W, a distance of 26.25 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the right,
6) With the arc of said curve to the right, having an arc length of 123.51 feet, a radius of 815.00 feet, a delta angle of 08°40'57", and a chord bearing of N44°27'06"W, for a distance of 123.39 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
7) N40°06'37"W, passing at 196.38 feet, a 1/2-inch iron rod set with cap stamped "DOUCET", and continuing for a total distance of 339.13 feet to a calculated point at the beginning of a curve to the left,
8) With the arc of said curve to the left, having an arc length of 665.76 feet, a radius of 685.00 feet, a delta angle of 55°41'13", and a chord bearing of N67°57'20"W, for a distance of 639.87 feet to a calculated point at the beginning of a curve to the right,

(CONTINUED ON NEXT PAGE)

9) With the arc of said curve to the right, having an arc length of 29.69 feet, a radius of 20.22 feet, a delta angle of 84°09'04", and a chord bearing of N53°26'10"W, for a distance of 27.10 feet to a calculated point,
10) S80°00'46"W, a distance of 64.91 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
11) N10°16'24"W, a distance of 257.65 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the left,
12) With the arc of said curve to the left, having an arc length of 110.12 feet, a radius of 270.00 feet, a delta angle of 23°22'04", and a chord bearing of N21°57'26"W, for a distance of 109.36 feet to 1/2-inch iron rod set with cap stamped "DOUCET",
13) N33°38'28"W, passing at 473.78 feet, a 1/2-inch iron rod set with cap stamped "DOUCET", and continuing for a total distance of 662.05 feet to a calculated point at the beginning of a curve to the left,
14) With the arc of said curve to the left, having an arc length of 41.52 feet, a radius of 470.00 feet, a delta angle of 05°03'41", and a chord bearing of N36°10'19"W, for a distance of 41.51 feet to a calculated point,
15) N51°17'50"E, a distance of 60.00 feet to a calculated point,
16) N56°21'32"E, passing at 973.91 feet a 1/2-inch iron rod set with cap stamped "DOUCET", and continuing for a total distance of 1,028.43 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
17) N25°39'04"W, a distance of 145.42 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
18) N64°20'56"E, a distance of 291.09 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" at the beginning of a curve to the right,
19) With the arc of said curve to the right, having an arc length of 86.33 feet, a radius of 173.50 feet, a delta angle of 28°30'33", and a chord bearing of N78°36'13"E, for a distance of 85.44 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
20) N02°51'29"E, a distance of 53.00 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
21) N12°59'10"E, a distance of 199.70 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
22) N64°20'56"E, a distance of 27.11 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
23) S43°46'38"E, a distance of 512.11 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
24) N71°48'34"E, a distance of 532.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
25) S16°25'58"E, a distance of 512.32 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
26) S16°15'24"E, a distance of 33.68 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
27) S10°06'10"E, a distance of 81.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
28) S00°06'48"W, a distance of 81.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
29) S10°19'46"W, a distance of 81.02 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
30) S05°27'59"W, a distance of 75.37 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
31) S04°34'06"E, a distance of 69.44 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
32) S12°37'02"E, a distance of 101.90 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
33) S15°31'59"E, a distance of 101.88 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
34) S04°54'54"E, a distance of 63.30 feet to a 1/2-inch iron rod set with cap stamped "DOUCET",
35) S89°27'32"W, a distance of 22.41 feet to a 1/2-inch iron rod set with cap stamped "DOUCET"
36) S05°16'10"W, a distance of 92.13 feet to a 1/2-inch iron rod set with cap stamped "DOUCET", and

(CONTINUED ON NEXT PAGE)

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.

DOUCET
& ASSOCIATES

37) S15°48'49"E, a distance of 761.24 feet to the **POINT OF BEGINNING** of the tract described herein, and containing approximately 89.694 acres [3,906,616 square feet].

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by using the surface adjustment factor of 1.00009768. Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

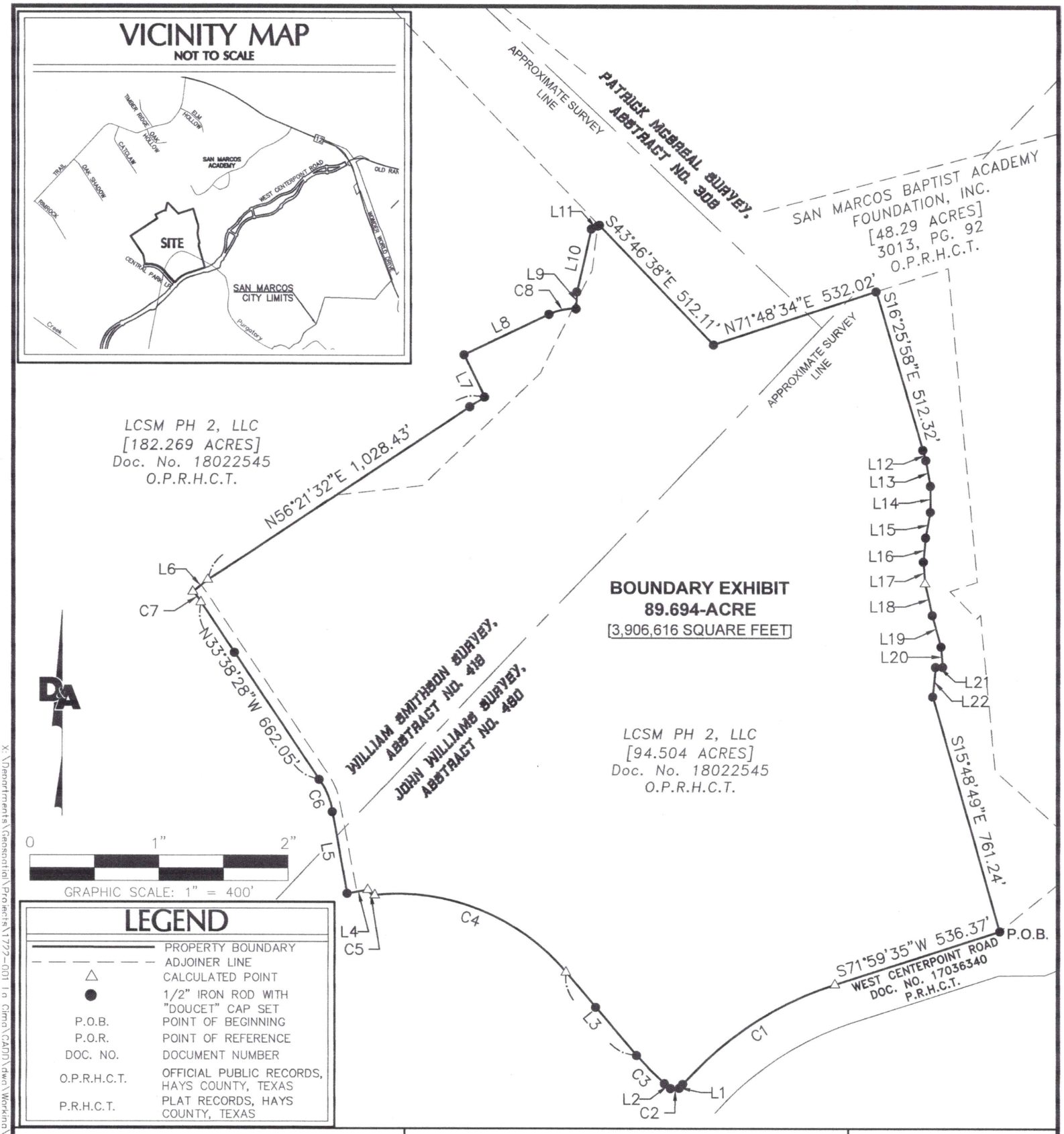
5/15/20

Garrett Cavaiuolo
Registered Professional Land Surveyor
Texas Registration No. 6714
Doucet & Associates
GCavaiuolo@DoucetEngineers.com
TBPELS Firm Registration No. 10105800

Date

STATE OF TEXAS
REGISTERED
GARRETT CAVAIUOLO
6714
PROFESSIONAL
LAND SURVEYOR

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



89.694 ACRE
(3,906,616 SQUARE FEET)
BOUNDARY EXHIBIT

CITY OF SAN MARCOS,
HAYS COUNTY, TEXAS

DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
TBPELS Firm No.: 10105800
TBPE Firm No.:F-3937

Date:	05/15/2020
Scale:	1" = 400'
Drawn by:	JRT
Reviewer:	GC
Project:	1722-001
Sheet:	4 OF 5
Field Book:	---
Party Chief:	ADM
Survey Date:	07/29/2020

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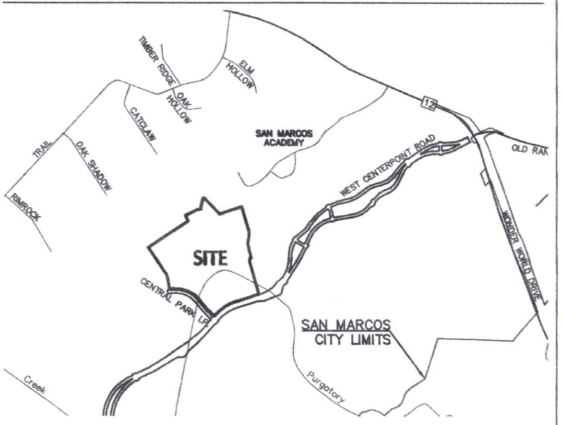
VICINITY MAP

NOT TO SCALE



JOHN WILLIAMS SURVEY, ABSTRACT NO. 480

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	572.24'	1,065.00'	30°47'09"	S56°36'00"W	565.38'
C2	30.29'	20.00'	86°46'56"	S83°03'03"W	27.48'
C3	123.50'	815.00'	8°40'57"	N44°27'06"W	123.39'
C4	665.76'	685.00'	55°41'13"	N67°57'20"W	639.87'
C5	29.69'	20.22'	84°09'04"	N53°26'10"W	27.10'
C6	110.12'	270.00'	23°22'04"	N21°57'26"W	109.36'
C7	41.52'	470.00'	5°03'41"	N36°10'19"W	41.51'
C8	86.33'	173.50'	28°30'33"	N78°36'13"E	85.44'

LEGEND

———	PROPERTY BOUNDARY
— — —	ADJOINER LINE
△	CALCULATED POINT
●	1/2" IRON ROD WITH "DOUCET" CAP SET
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
DOC. NO.	DOCUMENT NUMBER
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S41°12'25"W	15.35'
L2	N51°05'00"W	26.24'
L3	N40°06'39"W	339.13'
L4	S80°00'46"W	64.90'
L5	N10°16'24"W	257.65'
L6	N51°17'50"E	60.00'
L7	N25°39'04"W	145.42'
L8	N64°20'56"E	291.09'
L9	N02°51'29"E	53.00'
L10	N12°59'10"E	199.70'
L11	N64°20'56"E	27.11'
L12	S16°15'24"E	33.68'
L13	S10°06'10"E	81.02'
L14	S00°06'48"W	81.02'
L15	S10°19'46"W	81.02'
L16	S05°27'59"W	75.37'
L17	S04°34'06"E	69.44'
L18	S12°37'02"E	101.90'
L19	S15°31'59"E	101.88'
L20	S04°54'54"E	63.30'
L21	S89°27'32"W	22.41'
L22	S05°16'10"W	92.13'

SURVEY NOTES:

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83 (2011), EPOCH 2010.

DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE RECIPROCAL OF THE FOLLOWING COMBINED SCALE FACTOR–1.00009768.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

STATE OF TEXAS
REGISTERED
GARRETT CAVAIUOLO
6714
PROFESSIONAL
LAND SURVEYOR

5/15/20

GARRETT CAVAIUOLO — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714
DOUCET & ASSOCIATES
GCAVAIUOLO@DOUCETENGINEERS.COM

89.694 ACRE
(3,906,616 SQUARE FEET)
BOUNDARY EXHIBIT

CITY OF SAN MARCOS,
HAYS COUNTY, TEXAS

D&A DOUCET & ASSOCIATES
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Date:	05/15/2020
Scale:	1" = 100'
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Project:	1722–001
Sheet:	5 OF 5
Field Book:	---
Party Chief:	ADM
Survey Date:	07/29/2020

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File #: Ord. 2020-63(b), **Version:** 1

AGENDA CAPTION:
Consider approval of Ordinance 2020-63, on the second of two readings, amending the Official Zoning Map of the City (ZC-20-17), by rezoning approximately 38.019 acres of land, more or less, located at 2801 Staples Road, from “FD” Future Development District to “LI” Light Industrial District; and including procedural provisions.
Meeting date: September 15, 2020

Department: Planning & Development

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 - Direct Growth, Compatible with Surrounding Uses

☐ Neighborhoods & Housing - Choose an item.

☐ Parks, Public Spaces & Facilities - Choose an item.

☒ Transportation - Safe, Well coordinated transportation system implemented in an environmentally sensitive manner

☐ Core Services

☐ Not Applicable

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

Vision San Marcos - A River Runs Through Us

Background Information:

The subject property is within City limits and was annexed in 2008. The property is currently vacant and is surrounded almost exclusively by vacant, rural/agricultural land as well as the San Marcos River along the northernmost extent of the subject tract and some existing residential and commercial uses in the Redwood community along the southernmost extent of the subject tract. In addition, FM 110 is proposed to be located directly adjacent to the subject property and right-of-way has already been dedicated in order to provide for the future construction of FM 110.

The purpose of this zoning change to “Light Industrial” is to allow for the development of approximately 38 acres of future light industrial and commercial uses along the future FM 110 corridor.

The applicant is also requesting a rezoning to CD-3, CD-4, and CD-5 for approximately 342 additional acres in the vicinity of the future FM 110 corridor between Staples Road and the San Marcos River. These requests are being considered as separate zoning requests (ZC-20-18, ZC-20-19, and ZC-20-20).

The City of San Marcos will provide wastewater services at the site and as the property is within the Crystal Clear CCN, Crystal Clear Special Utility District will provide water service. The developer will be responsible for extending water and wastewater facilities through the site as needed. Bluebonnet Electric Cooperative will provide electric service to this development.

Council Committee, Board/Commission Action:

Planning and Zoning Commission Meeting: August 11th, 2020

Speakers in favor or opposed: David Earl and Tory Hurt spoke in favor of the request.

Recommendation from the Planning and Zoning Commission:

Recommendation for denial 6-3.

According to Section 2.2.4.2 of the San Marcos Development Code, a **super majority vote from City Council** is needed when the Planning and Zoning Commission recommends denial of an application in order for the development application to become effective.

At the meeting, the Planning and Zoning Commission discussed the possibility of recommending an alternative zoning district in place of Light Industrial. Heavy Commercial and Employment Center zoning as alternative recommendations were discussed briefly. The possibility of CD-5 zoning as an alternative recommendation was discussed at length. The Commission primarily discussed whether or not the allowed uses in CD-5 and development standards would be appropriate for property fronting FM 110, whether or not

limitations on the type of retail and commercial uses allowed and development standards required in CD-5 would result in difficulty in developing or vacancies, and concerns with the environmental impact of some of the allowed uses in Light Industrial (such as waste related services and vehicle repair), in particular due to the property's location adjacent to the 100-year floodplain.

While the possibility of a lesser intense zoning classification was discussed, that would require the submittal of a new application and to start the rezoning process over. That process would take approximately three months to complete. As an alternative, the applicant has offered to file deed restrictions on the portions of the property that would be zoned Light Industrial to restrict certain uses that would normally be allowed within a Light Industrial district. Staff is currently in discussions with the applicant on what these restricted uses would be, but it would likely be ones that some members of the Commission had concerns with, such as those related to vehicle repair, waste-related services, and self-storage. This could eliminate negative impacts or concerns associated with a Light Industrial zoning district classification. The Light Industrial zoning would not become effective until the deed restrictions are filed of record.

City Council Meeting: September 1, 2020

Speakers in favor or opposed: David Earl spoke in favor of the request.

Vote for approval/denial from the City Council:

A motion was made by Councilmember Mihalkanin, seconded by Councilmember Derrick, to approve Ordinance 2020-63 on the first of two readings. The motion carried 7-0.

At the meeting, the City Council discussed the possibility of restricting certain Light Industrial uses via restricted covenant. The specific uses discussed were Vehicle repair (minor), Waste related services, Self-storage, and also Wrecking/junk yard - a use that is already prohibited by San Marcos Development Code in the Light Industrial district. A list of prohibited uses from the 2019 SMART Terminal agreement was also reviewed and the applicant agreed to prohibit these uses via restrictive covenant as well. The City Council asked that the ordinance include the following provisions in the ordinance for second reading:

1. The ordinance does not become effective until recording of the restricted covenants, and;
2. A list of the uses to be prohibited by restrictive covenants

Alternatives:

n/a

Recommendation:

The Development Code states that a request for Light Industrial zoning in an Area of Stability - Low Intensity designation is "Not Preferred" and requires additional scrutiny as outlined in the staff report. Although the proposed zoning change to Light Industrial is not preferred in this area and not compatible with surrounding existing uses (rural and agricultural land and the adjacent 100-year floodplain) the subject property's location abutting the proposed FM 110 San Marcos eastern loop may provide justification for support as it meets the

intent of an “Employment Corridor” identified on the Preferred Scenario Map. FM 110 is identified as a major transportation network and will be initially funded by a Transportation Reinvestment Zone (TRZ) to capture a portion of the increased value of development occurring along the alignment.

Due to the varying factors regarding current and future land configurations around the subject property, staff is providing a **neutral** recommendation and leaves a decision of approval, denial, or a recommendation of a lesser zoning district to the City Council.

ORDINANCE NO. 2020-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY IN CASE NO. ZC-20-17 BY REZONING APPROXIMATELY 38.019 ACRES OF LAND LOCATED AT 2801 STAPLES ROAD, FROM "FD" FUTURE DEVELOPMENT DISTRICT TO "LI" LIGHT INDUSTRIAL DISTRICT; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

1. On August 11, 2020, the Planning and Zoning Commission of the City of San Marcos held a public hearing regarding a request to change the zoning designation from "FD" Future Development District to "LI" Light Industrial District for approximately 38.019 acres of land located 2801 Staples Road.

2. The Planning and Zoning Commission approved a recommendation to the City Council regarding the request.

3. The City Council held a public hearing on September 1, 2020 regarding the request.

4. All requirements pertaining to Zoning Map amendments have been met.

5. The City Council hereby finds and determines that the adoption of the following ordinance is in the interest of the public health, morals, welfare and safety.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. The Official Zoning Map of the City is amended to rezone the approximately 38.019-acre tract of land described by metes and bounds in Exhibit A, attached hereto and made a part hereof for all purposes (the "Property"), from "FD" Future Development District to "LI" Light Industrial District.

SECTION 2. If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

SECTION 3. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

SECTION 4. This ordinance will take effect after its passage, approval and adoption on second reading, provided that the zoning map amendment and rezoning of the Property provided in Section 1 shall not become effective unless and until deed restrictions that run with the land and made applicable to the entirety of the Property, and enforceable against the current or future owners of the Property and any successor or assigns are recorded in the Official Public Records of the counties in which

the Property is situated, which deed restrictions prohibit the uses listed in Exhibit B, attached hereto and made a part hereof for all purposes.

PASSED AND APPROVED on first reading on September 1, 2020.

PASSED, APPROVED AND ADOPTED on second reading on September 15, 2020.

Jane Hughson
Mayor

Attest:

Tammy K. Cook
Interim City Clerk

Approved:

Michael J. Cosentino
City Attorney

EXHIBIT A

LI-PART 1 - 30.380 ACRES (1,323,504 SQUARE FEET)

BEING A 30.380 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY NO. 19, ABSTRACT NO. 813, THE WILLIAM BURNETT JR. SURVEY, ABSTRACT NO. 56, THE WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305, SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 30.380 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A 1/2 INCH IRON ROD FOUND WHICHNBEARS SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST OF THE NORTHEAST RIGHT-OF-WAY LINE OF STAPLES ROAD (80-FOOT RIGHT-OF-WAY), THE WEST CORNER OF SAID 563.797 ACRE TRACT, SAME BEING THE WEST CORNER OF A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., SAME BEING THE SOUTH CORNER OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX., WITH GRID COORDINATES OF N: 13853757.83, E: 2314950.70;

THENCE NORTH 49 DEGREES 10 MINUTES 24 SECONDS EAST, WITH THE NORTHWEST LINE OF SAID 563.797, SAME BEING THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT, A DISTANCE OF 2600.79 FEET TO POINT, FOR THE **POINT OF BEGINNING**, WITH GRID COORDINATES OF N: 13855458.03, E: 2316918.54;

THENCE NORTH 49 DEGREES 10 MINUTES 24 SECONDS EAST, WITH THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 1925.25 FEET TO A POINT;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

1) NORTH 72 DEGREES 05 MINUTES 03 SECONDS EAST, A DISTANCE OF 299.59 FEET TO A POINT,
2) NORTH 74 DEGREES 46 MINUTES 40 SECONDS EAST, A DISTANCE OF 108.12 FEET TO A POINT,
3) NORTH 89 DEGREES 52 MINUTES 45 SECONDS EAST, A DISTANCE OF 39.44 FEET TO A POINT,
4) NORTH 64 DEGREES 09 MINUTES 35 SECONDS EAST, A DISTANCE OF 90.85 FEET TO A POINT,
5) NORTH 46 DEGREES 49 MINUTES 14 SECONDS EAST, A DISTANCE OF 235.44 FEET TO A POINT,
6) NORTH 35 DEGREES 19 MINUTES 08 SECONDS EAST, A DISTANCE OF 331.75 FEET TO A POINT,
7) NORTH 36 DEGREES 08 MINUTES 22 SECONDS EAST, A DISTANCE OF 90.92 FEET TO A POINT,
8) NORTH 43 DEGREES 29 MINUTES 42 SECONDS EAST, A DISTANCE OF 73.77 FEET TO A POINT,

9) NORTH 52 DEGREES 00 MINUTES 06 SECONDS EAST, A DISTANCE OF 114.50 FEET TO A POINT,
10) NORTH 51 DEGREES 18 MINUTES 05 SECONDS EAST, A DISTANCE OF 158.56 FEET TO A POINT,
11) NORTH 38 DEGREES 41 MINUTES 51 SECONDS EAST, A DISTANCE OF 94.30 FEET TO A POINT,
12) NORTH 29 DEGREES 54 MINUTES 36 SECONDS EAST, A DISTANCE OF 162.95 FEET TO A POINT,
13) NORTH 58 DEGREES 37 MINUTES 53 SECONDS EAST, A DISTANCE OF 158.19 FEET TO A POINT,
14) NORTH 78 DEGREES 28 MINUTES 41 SECONDS EAST, A DISTANCE OF 71.84 FEET TO A POINT,
15) SOUTH 83 DEGREES 25 MINUTES 51 SECONDS EAST, A DISTANCE OF 119.32 FEET TO A POINT, AND
16) SOUTH 73 DEGREES 02 MINUTES 48 SECONDS EAST, A DISTANCE OF 223.87 FEET TO A POINT ON THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 76.17 FEET, A RADIUS OF 11210.00 FEET, A DELTA ANGLE OF 00 DEGREES 23 MINUTES 22 SECONDS, AND CHORD THAT BEARS SOUTH 34 DEGREES 07 MINUTES 24 SECONDS WEST, A DISTANCE 76.17 FEET TO A POINT OF CURVE TO THE RIGHT,
2) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 542.45 FEET, A RADIUS OF 4860.00 FEET, A DELTA ANGLE OF 06 DEGREES 21 MINUTES 42 SECONDS, AND CHORD THAT BEARS SOUTH 37 DEGREES 06 MINUTES 24 SECONDS WEST, A DISTANCE 542.17 FEET TO A TXDOT MONUMENT WITH BRASS DISK,
3) SOUTH 85 DEGREES 17 MINUTES 04 SECONDS WEST, A DISTANCE OF 42.56 FEET TO A POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
4) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 717.41 FEET, A RADIUS OF 4860.00 FEET, A DELTA ANGLE OF 08 DEGREES 27 MINUTES 28 SECONDS, AND CHORD THAT BEARS SOUTH 44 DEGREES 52 MINUTES 05 SECONDS WEST, A DISTANCE 716.76 FEET TO A POINT CONTINUING ALONG A CURVE TO THE RIGHT,
5) SOUTH 04 DEGREES 27 MINUTES 07 SECONDS WEST, A DISTANCE OF 42.56 FEET TO A POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
6) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1413.73 FEET, A RADIUS OF 4890.00 FEET, A DELTA ANGLE OF 16 DEGREES 33 MINUTES 52 SECONDS, AND CHORD THAT BEARS SOUTH 57 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE 1408.81 FEET TO A POINT CONTINUING ALONG A CURVE TO THE LEFT,

7) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 628.56 FEET, A RADIUS OF 11210.00 FEET, A DELTA ANGLE OF 03 DEGREES 12 MINUTES 46 SECONDS, AND CHORD THAT BEARS SOUTH 64 DEGREES 24 MINUTES 36 SECONDS WEST, A DISTANCE 628.48 FEET TO A POINT CONTINUING ALONG A CURVE TO THE RIGHT, AND
8) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 717.47 FEET, A RADIUS OF 11052.00 FEET, A DELTA ANGLE OF 03 DEGREES 43 MINUTES 30 SECONDS, AND CHORD THAT BEARS SOUTH 64 DEGREES 39 MINUTES 55 SECONDS WEST, A DISTANCE 717.34 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 30.380 ACRES OF LAND, MORE OR LESS.

LI-PART 2 - 7.639 ACRES (332,768 SQUARE FEET)

BEING A 7.639 ACRE TRACT OF LAND OUT OF THE WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305, SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 7.639 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT MONUMENT WITH BRASS DISK FOUND ON THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX., FOR THE NORTHEAST CORNER OF A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., WITH GRID COORDINATES OF N: 13861029.40, E 2323366.95, THENCE SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID 563.797, SAME BEING THE SOUTHEAST LINE OF SAID 532.212 ACRE TRACT, A DISTANCE OF 1575.00 FEET TO POINT, FOR THE **POINT OF BEGINNING**, WITH GRID COORDINATES OF N: 13860000.00, E: 2322175.51, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT, BEING SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 2698.57 FEET, A RADIUS OF 11210.00 FEET, A DELTA ANGLE OF 13 DEGREES 47 MINUTES 34 SECONDS, AND CHORD THAT BEARS SOUTH 42 DEGREES 16 MINUTES 49 SECONDS WEST, A DISTANCE 2692.06 FEET TO A POINT,

THENCE DEPARTING THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) NORTH 86 DEGREES 54 MINUTES 48 SECONDS WEST, A DISTANCE 263.84 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT, AND

2) BEING SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 178.01 FEET, A RADIUS OF 79.18 FEET, A DELTA ANGLE OF 128 DEGREES 49 MINUTES 06 SECONDS, AND CHORD THAT BEARS NORTH 29 DEGREES 37 MINUTES 51 SECONDS WEST, A DISTANCE 142.82 FEET TO A POINT ON THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 6715.18 FEET;

THENCE NORTH 49 DEGREES 10 MINUTES 24 SECONDS EAST, A DISTANCE 2834.94 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 7.639 ACRES OF LAND, MORE OR LESS.

Bearing Basis:
All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.

06/30/2020

Gordon Anderson, RPLS No. 6617
LJA Surveying, Inc.
5316 Highway 290 West, Suite 460
Austin, Texas 78735
Texas Firm No. 10194533

STATE OF TEXAS
REGISTERED
GORDON N. ANDERSON
6617
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, CENTRAL TEXAS ZONE, NAD 83.
2. ALL EASEMENTS AND ROADWAYS SHOWN ARE SURVEYED EASEMENTS RECORDED OR ESTABLISHED BY DEED OR ROADWAYS ADJACENT TO A DEDICATED LIMITED ACCESS STREET.
3. THIS SURVEY IS ORIGINAL SURVEY.
4. THIS MAP IS INTENDED FOR DISTRICT RECORD DESCRIPTION PURPOSES ONLY.
5. THIS MAP REPRESENTS THE FOLLOWING DISTRICTS AS DESCRIBED:
   - CHARACTER DISTRICT 3 - RESIDENTIAL (CD3) MEETES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICT 4 - MULTI-FAMILY (CD4) MEETES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICT 5 - COMMERCIAL (CD5) MEETES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIGHT INDUSTRIAL MEETES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIFT STATION BOUNDARY MEETES AND BOUNDS DESCRIPTION DATED 06-30-2020.

THE MAYAN REZONE

IN THE
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 613
WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305
HAYS COUNTY, TEXAS
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
5316 West Highway 290
Suite 460
Austin, Texas 78735
Phone 512.439.4700
T.B.P.L.S. Firm No. 10194633

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LJA13303-2003	2 OF 2

DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION

CD3 – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L32	N57°54'51"E	870.57'
L33	S30°40'06"E	456.24'
L34	S23°12'13"E	231.61'
L35	S39°20'19"E	486.08'
L36	S49°07'28"W	4114.99'
L37	N40°45'42"W	940.79'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C11	1144.874	4632.000	14°09'42"	N50°50'00"E	1141.66
C12	918.836	10990.000	4°47'21"	N63°37'19"E	918.37
C13	1407.056	5110.000	15°46'36"	N58°07'37"E	1402.52

CD3 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L47	S71°35'49"E	31.89'
L48	S61°21'41"E	97.53'
L49	S48°35'04"E	185.91'
L50	N48°33'29"E	285.38'
L51	N60°37'48"W	250.95'
L52	N70°06'45"W	143.14'
L53	S45°32'31"E	1334.51'
L54	S46°14'18"W	53.37'
L55	S40°45'42"E	300.02'
L56	N46°14'18"E	78.46'
L57	S45°32'31"E	28.55'
L58	S49°07'28"W	485.78'
L59	S58°50'30"W	244.60'
L60	S62°03'42"W	225.66'
L61	N57°53'38"W	130.53'
L62	S50°17'42"W	129.27'
L63	S43°21'28"E	80.88'
L64	S33°11'43"E	149.74'
L65	S27°01'01"E	87.04'
L66	S28°42'06"W	82.91'
L67	S49°07'28"W	985.00'
L68	N40°45'42"W	552.69'
L69	N85°57'47"W	32.38'
L70	N47°59'06"W	77.76'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	705.696	5110.000	7°55'28"	N37°53'25"E	705.13
C22	131.124	10990.000	0°41'01"	N39°16'13"E	131.12
C23	1315.483	10990.000	6°51'30"	N39°10'58"E	1314.70
C24	205.267	224.234	52°26'56"	N76°40'09"W	198.17
C25	55.535	49.500	63°46'10"	S10°01'38"W	52.72
C26	278.859	373.627	42°43'57"	N40°13'28"W	272.24
C27	281.518	770.725	20°56'08"	N58°50'07"W	280.05

CD4 – PART 1 LINE TABLE

Line Table		
Line #	Bearing	Length
L28	N41°21'04"W	843.29'
L29	N49°07'28"E	893.28'
L30	S40°45'42"E	843.26'
L31	S49°07'28"W	884.81'

CD4 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L42	S40°45'42"E	562.59'
L43	S49°07'28"W	1016.53'
L44	N39°20'19"W	496.08'
L45	N23°12'13"W	231.61'
L46	N46°11'21"E	97.07'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C18	278.859	373.627	42°43'57"	S40°13'28"E	272.24
C19	268.552	707.273	21°45'46"	N41°34'38"E	267.04
C20	581.181	9855.553	3°22'43"	N41°03'17"E	581.10

CD4 – PART 3 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L71	S19°40'40"E	547.44'
L72	N48°32'15"E	400.03'
L73	S21°47'22"E	153.38'
L74	N64°44'14"E	94.33'
L75	S47°01'56"E	161.57'
L76	S20°30'11"E	331.37'
L77	S11°34'07"W	533.34'
L78	S20°08'04"E	106.23'
L79	S12°14'11"W	286.70'
L80	S49°07'28"W	399.55'
L81	N45°32'31"W	28.55'
L82	N49°14'18"E	221.58'
L83	N40°45'42"W	300.02'
L84	S49°14'18"W	246.65'
L85	N45°32'31"W	1334.51'
L86	N48°24'19"E	350.96'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C28	727.641	10990.000	3°47'37"	N44°30'31"E	727.51

PROPOSED LIFT STATION LINE TABLE

Line Table		
Line #	Bearing	Length
L87	S40°45'42"E	300.02'
L88	S49°14'18"W	221.58'
L89	N40°45'42"W	300.02'
L90	N49°14'18"E	246.65'

CD5 – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L22	N00°07'28"E	169.99'
L23	N46°11'07"E	222.18'
L24	S40°45'42"E	940.79'
L25	S49°07'28"W	853.28'
L26	N41°21'04"W	300.48'
L27	N44°51'11"W	52.82'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C9	389.764	4632.000	7°17'42"	N40°06'18"E	389.37
C10	352.303	5757.278	3°30'00"	N43°06'04"W	352.25

CD5 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L38	S47°59'06"E	77.76'
L39	N85°57'47"E	32.38'
L40	S48°11'21"W	87.07'
L41	N30°40'06"W	458.24'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C14	281.518	770.725	20°56'08"	S58°50'07"E	280.05
C15	581.181	9855.553	3°22'43"	S41°03'17"W	581.10
C16	268.552	707.273	21°45'46"	S41°34'38"W	267.04
C17	747.962	5110.000	8°23'11"	N46°02'44"E	747.26

CD5 – PART 3 LINE TABLE

Line Table		
Line #	Bearing	Length
L91	S10°39'10"E	165.19'
L92	S23°27'29"E	368.34'
L93	S46°32'15"W	400.03'
L94	N19°40'40"W	547.44'
L95	N46°24'19"E	400.92'

CD5 – PART 4 LINE TABLE

Line Table		
Line #	Bearing	Length
L96	S49°07'28"W	1101.24'
L97	N95°57'58"W	152.79'
L98	N55°08'34"W	63.82'
L99	N18°22'18"W	287.89'
L100	N10°10'40"E	358.74'
L101	N83°26'00"E	146.21'
L102	N72°54'07"E	276.22'
L103	N89°16'20"E	248.67'
L104	N83°43'18"E	191.63'
L105	S85°51'24"E	87.58'
L106	S43°08'56"E	188.76'

LI – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L1	N45°10'24"E	1925.25'
L2	N73°06'03"E	299.58'
L3	N74°48'40"E	106.12'
L4	N89°52'45"E	39.44'
L5	N64°09'35"E	90.85'
L6	N48°40'14"E	235.44'
L7	N35°19'08"E	331.75'
L8	N38°08'22"E	90.92'
L9	N43°29'42"E	73.77'
L10	N52°00'06"E	114.50'
L11	N51°18'03"E	156.56'
L12	N38°41'51"E	94.30'
L13	N29°54'38"E	162.95'
L14	N58°37'53"E	158.19'
L15	N78°28'41"E	71.84'
L16	S83°25'51"E	119.32'
L17	S73°02'48"E	223.87'
L18	S85°17'04"W	42.56'
L19	S04°27'07"W	42.56'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	76.169	11210.000	0°23'23"	S34°07'24"W	76.17
C2	542.452	4880.000	6°23'42"	S37°06'24"W	542.17
C3	717.411	4880.000	8°27'28"	S44°52'05"W	716.76
C4	1413.728	4880.000	16°33'52"	S57°44'03"W	1408.91
C5	628.582	11210.000	3°12'46"	S64°24'36"W	628.48
C6	717.466	11052.000	3°43'10"	S64°39'48"W	717.34

LI – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L20	N86°54'48"W	263.84'
L21	N49°10'24"E	2634.23'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	2597.865	11210.009	13°47'21"	S42°18'42"W	2591.38
C8	178.014	79.177	128°49'06"	N29°37'51"W	142.82

NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE NAD 83.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
   TO GRID BY DIVIDING BY SURFACE ADJUSTMENT FACTOR OF 1.00012 AT UNITED E.S. 1 SET
3. THIS SURVEY IS NOT A BOUNDARY SURVEY.
4. THIS MAP IS INTENDED FOR DISTRICT RECORD DESCRIPTION PURPOSES ONLY.
5. THIS MAP REPRESENTS THE FOLLOWING DESCRIPTIONS:
   - CHARACTER DISTRICTS - MIXED-METHOD DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICTS - MULTI-FAMILY DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICTS - COMMERCIAL DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIGHT INDUSTRIAL DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIFT STATION BOUNDARY DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.

GORDON N. ANDERSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6617

THE MAYAN REZONE

IN THE
BENJAMIN AND GRAVES FLUCHER SURVEY, ABSTRACT NO. 21
BENJAMIN AND GRAVES FLUCHER SURVEY, ABSTRACT NO. 613
WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 205
HAYS COUNTY, TEXAS
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
5316 West Highway 290 Phone 512.439.4700
Suite 460
Austin, Texas 78735 T.B.P.L.S. Firm No. 10194633

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LA453303-2003	2 OF 2

DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION

EXHIBIT B

List of prohibited uses on the Property to be included in Deed Restrictions:

1. Acid manufacturing
2. Bus or rail transit vehicle maintenance or storage facility
3. Distillation of bones
4. Extraction or refining of petroleum or its products
5. Fat rendering
6. Gas manufacturing
7. Manufacturing or storage of hazardous materials or explosives, except for fuels contained in vehicles
8. Manufacturing or storage of fertilizer
9. Manufacturing of carbon batteries
10. Manufacturing of paint, lacquer, oil, turpentine, varnish, enamel and similar products
11. Manufacturing of rubber, glucose, or dextrin
12. Manufacturing of paper or pulp
13. Manufacturing or distillation of tar
14. Monument or marble works
15. Oil compounding and barreling plant
16. Operation of a business that provides the services of disposal, storage, reduction or incineration of solid or hazardous waste (including garbage, refuse, trash, sewage, offal, dead animals)
17. Self Storage
18. Smelting of iron, tin, zinc, copper or other ores
19. Storage, sorting, bailing or processing of rags
20. Vehicle Repair (minor)
21. Waste-Related Service
22. Wrecking/Junk Yard

ZC-20-17 (The Mayan-LI)

Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-XX, amending the Official Zoning Map of the City by rezoning approximately 38.019 acres, more or less, out of the Benjamin & Graves Fulcher Survey, Abstract No. 56 and the William A. Matthews Survey, Abstract No. 305, Hays County Texas, generally located at 2801 Staples Road, from “FD” Future Development District to “LI” Light Industrial District; and including procedural provisions; and consider approval of Ordinance 2020-XX on the first of two readings.

SAN MARCOS

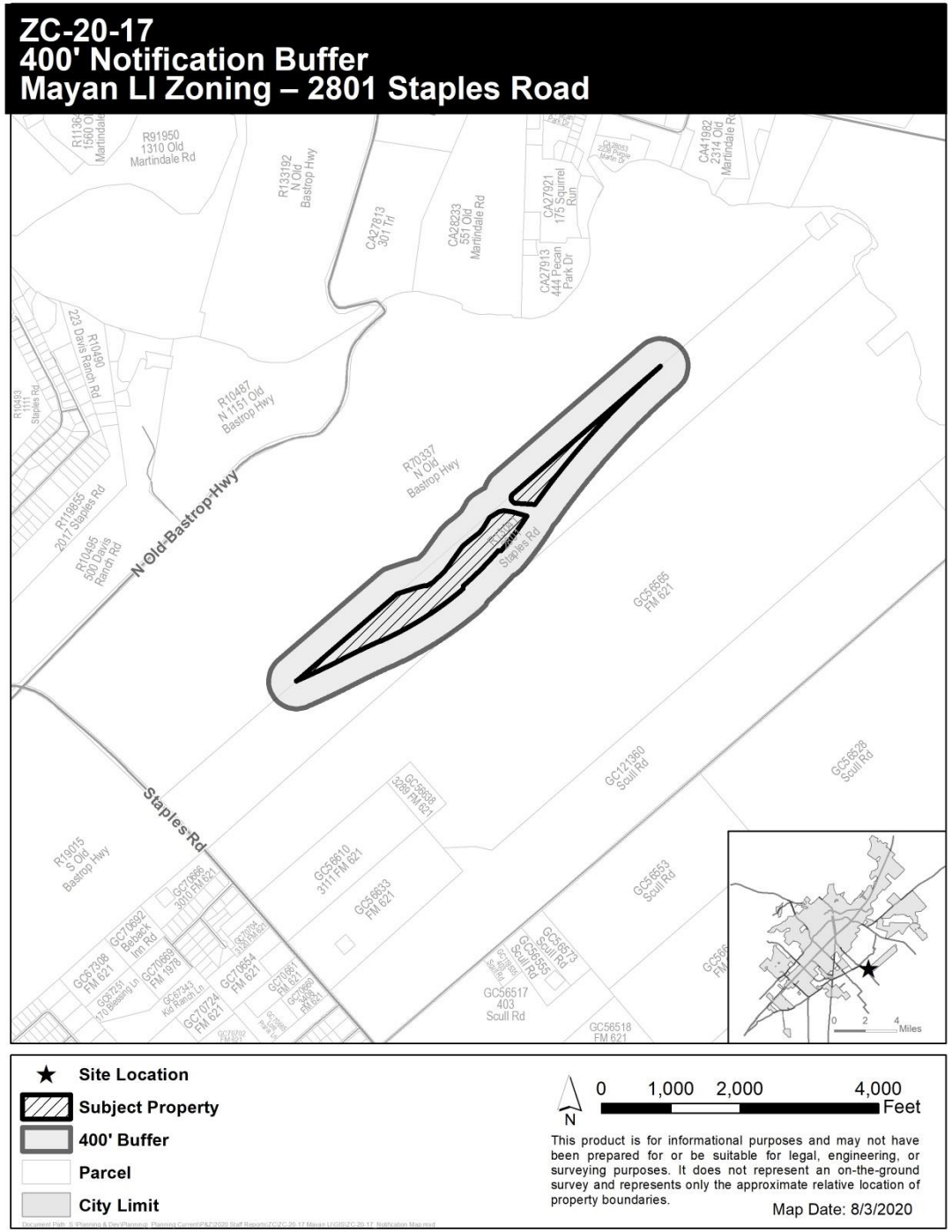
Location:

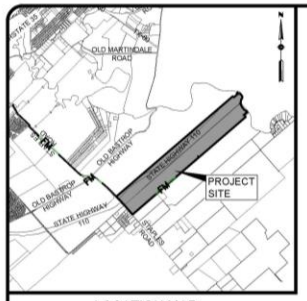
- Approximately 38 acres
  - Part of an ~380 acre development with proposed CD-3, CD-4, and CD-5 zoning

- **Current Configuration:**
  - Vacant / Agricultural land
  - Future FM 110 Road

- Surrounding uses include:
  - Agricultural / Rural

- Located within City Limits





LOCATION MAP
N.T.S.

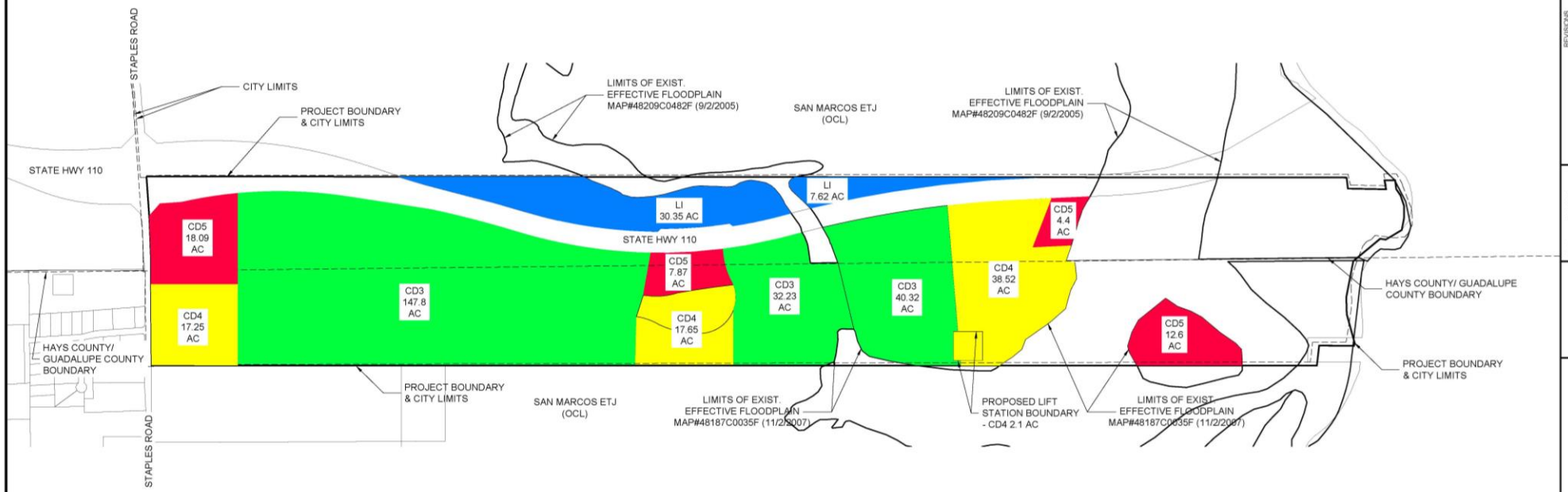
CURRENT ZONING

FUTURE DEVELOPMENT (FD)

PROPOSED ZONING

- CHARACTER DISTRICT 3 - RESIDENTIAL (CD3)
- CHARACTER DISTRICT 4 - MULTIFAMILY (CD4)
- CHARACTER DISTRICT 5 - COMMERCIAL (CD5)
- LIGHT INDUSTRIAL (LI)

500 250 0 500 1000
SCALE IN FEET
SCALE: 1"=500'



THE MAYAN
ZONING DEDICATION EXHIBIT

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

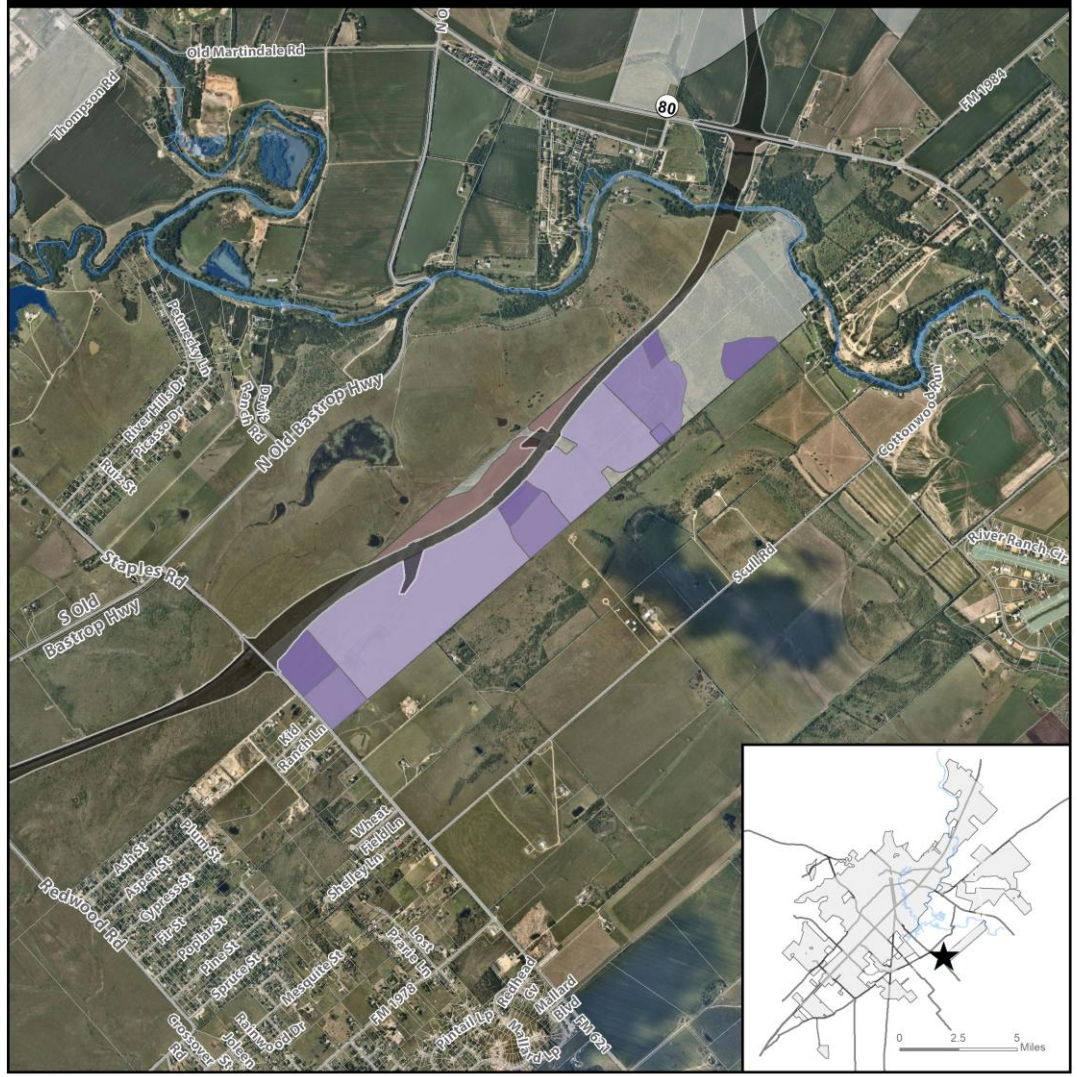
DATE: 04/06/2020
DESIGNED BY: NB
DRAWN BY:
CHECKED BY:
DRAWING NAME: Zoning Exhibit_Revised.dwg

LJA Engineering, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA193-426

SHEET NO. 1 OF 1 SHEETS

ZC-20-17, ZC-20-18, ZC-20-19, ZC-20-20
The Mayan-Requested Zoning



★ Site Location
Parcel
City Limit
FM 110
River

Requested Zoning
CD-3
CD-4
CD-5
LI

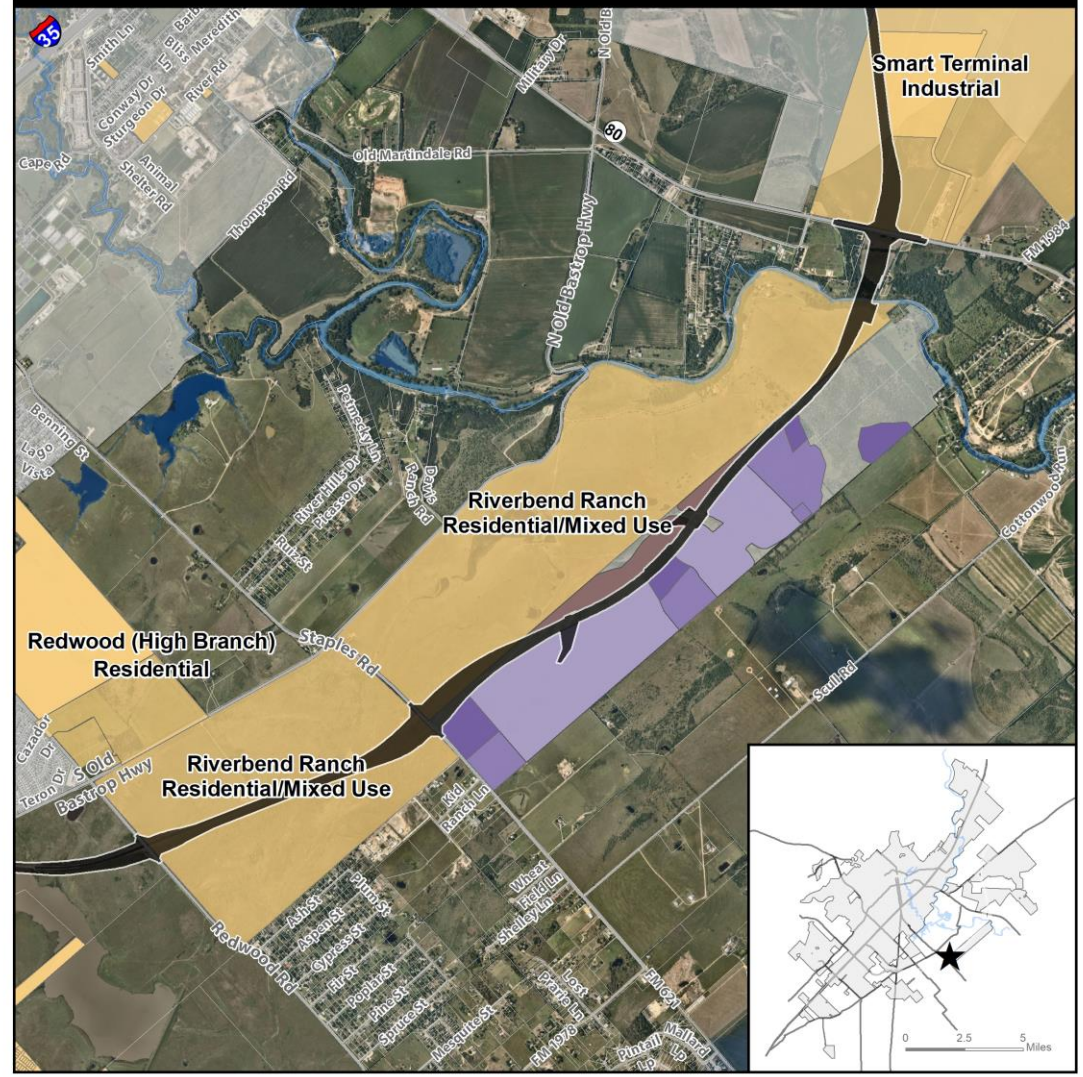
N
0 1,500 3,000 6,000 Feet

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

Map Date: 8/10/2020

Document Path: S:\Planning & Dev\Planning\, Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-17 Mayan LI\GIS\ZC-20-17_20 Overall Zoning Map.mxd

ZC-20-17, ZC-20-18, ZC-20-19, ZC-20-20
The Mayan-Surrounding Developments



Requested Zoning
CD-3
CD-4
CD-5
LI

Surrounding Developments
Parcel
City Limit
FM 110
River

N
0 1,600 3,200 6,400 Feet

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

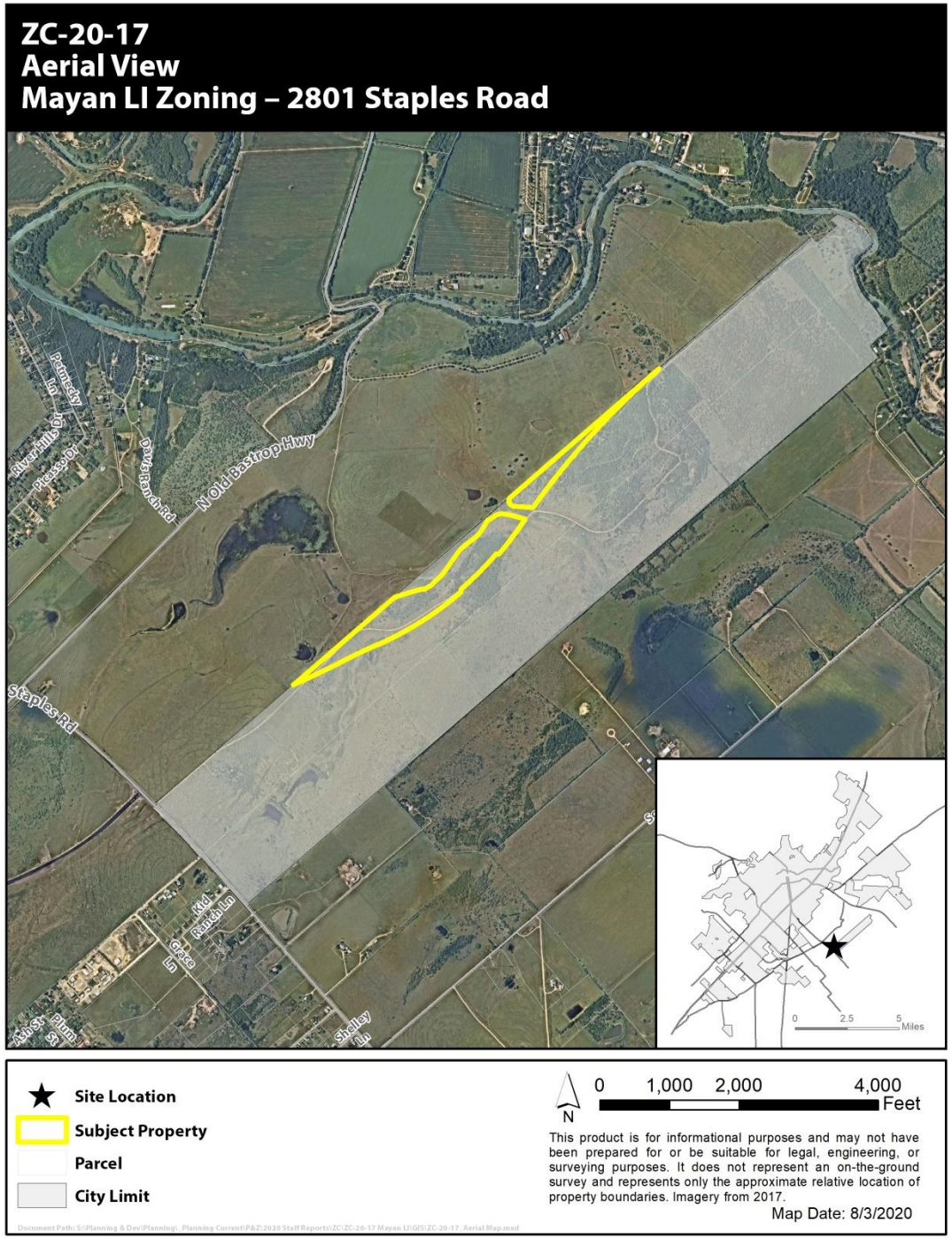
Map Date: 8/10/2020

Document Path: S:\Planning & Dev\Planning\, Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-17 Mayan LI\GIS\The Mayan-Surrounding Development.mxd

SAN MARCOS

Context & History

- **Annexed in 2008**
- **Existing Zoning:** Future Development (FD)
- **Proposed Zoning:** Light Industrial (LI)
- Proposed LI zoning allows for primarily only industrial uses with some commercial uses
  - Light industrial, light manufacturing, car wash, minor vehicle repair, warehouse & distribution, waste related service, wholesale trade, self storage, research and development facility, professional office, urgent care, building material sales, indoor recreation, health club)
- Request is being processed concurrently with CD-3, CD-4, and CD-5 requests



ZC-20-17
Existing Zoning
Mayan LI Zoning – 2801 Staples Road

Site Location
Subject Property
Parcels
City Limit

N
0 1,000 2,000 4,000 Feet

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Map Date: 8/3/2020

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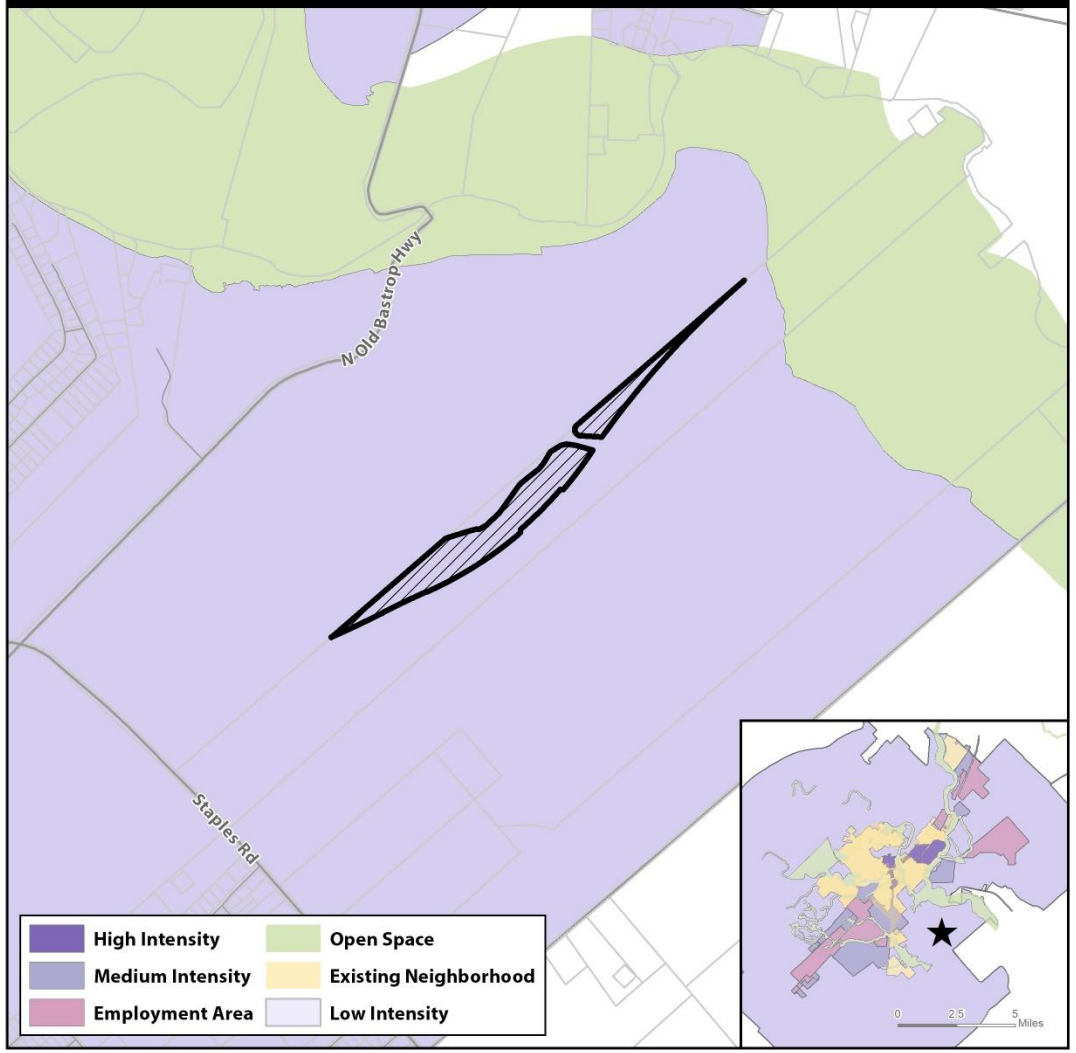
ZC-20-17
Preferred Scenario
Mayan LI Zoning – 2801 Staples Road



Site Location
Subject Property
Parcels
City Limit

N
0 1,000 2,000 4,000 Feet

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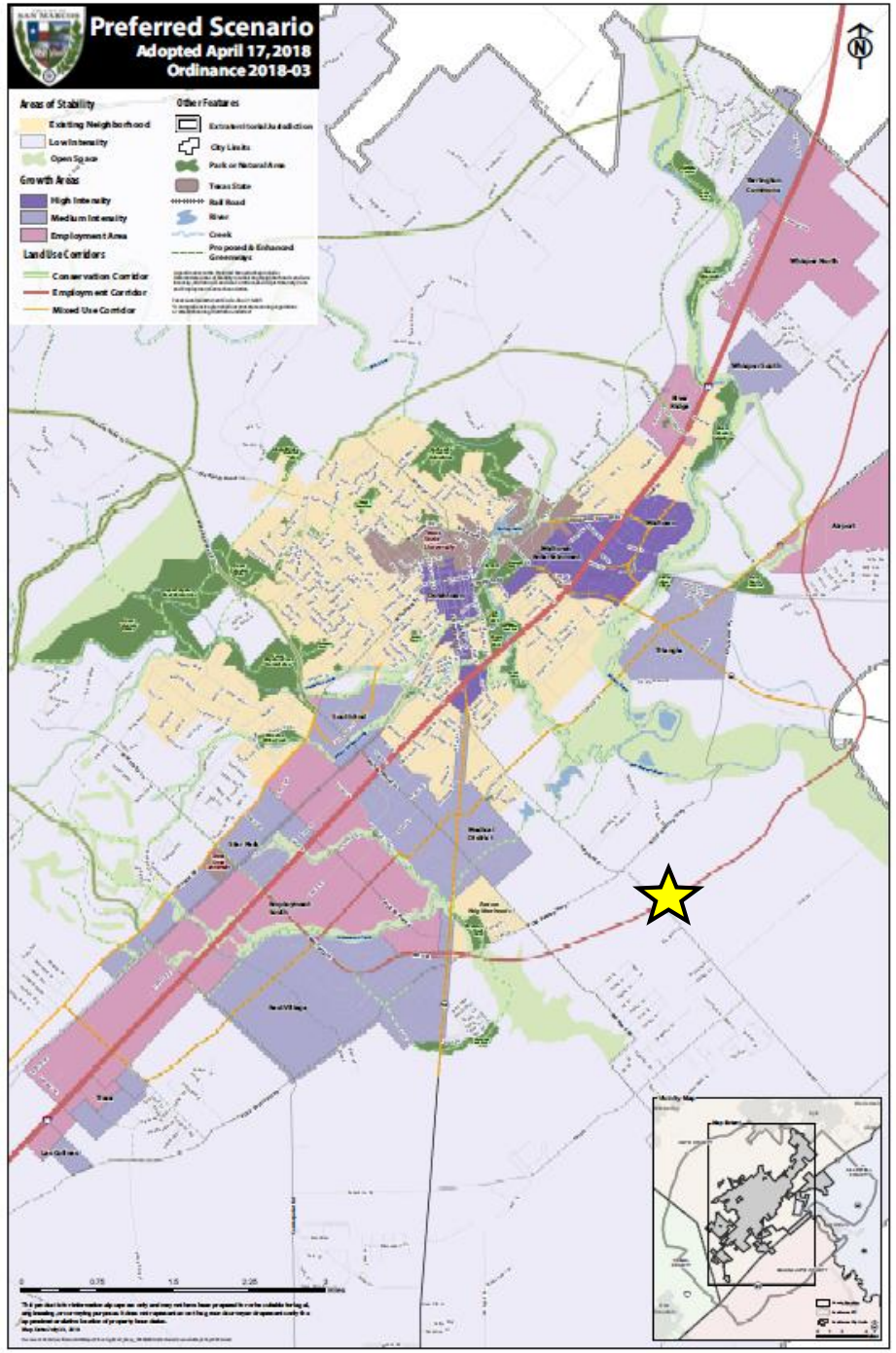
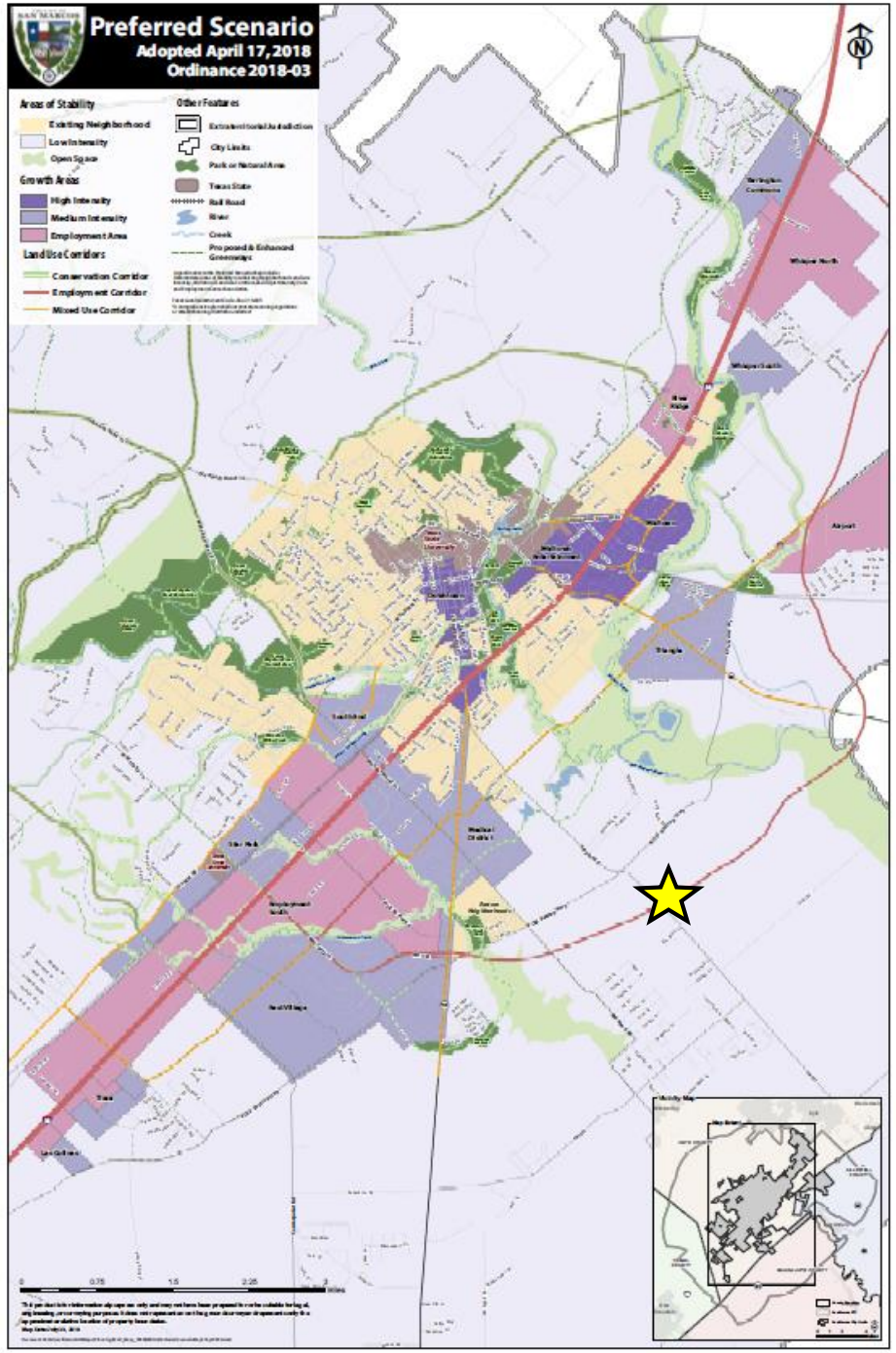


Comprehensive Plan Analysis

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

Located in an Area of Stability – Low Intensity

"Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains." (Comprehensive Plan, pg. 77)

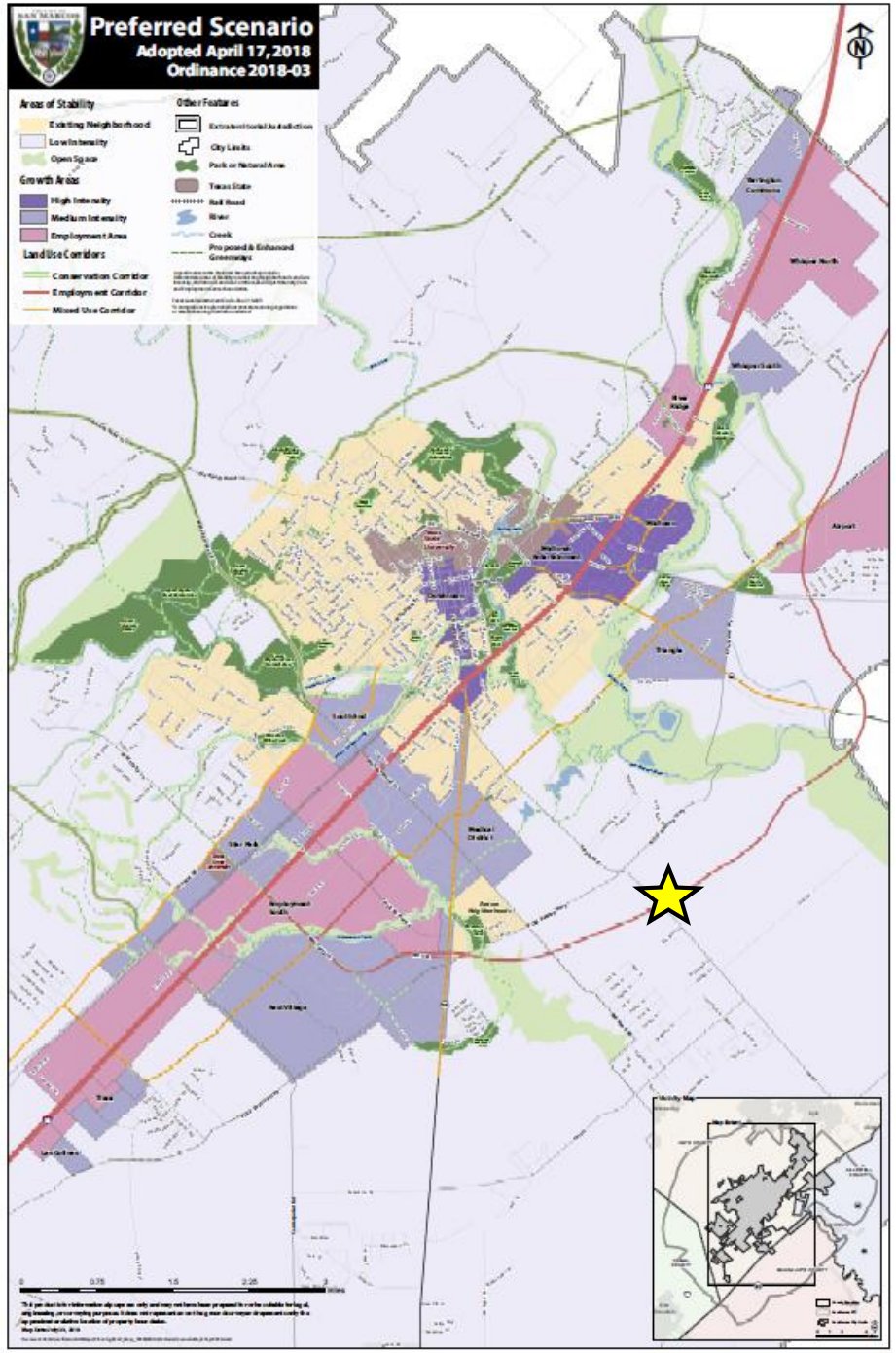


Comprehensive Plan Analysis

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

Located in an Area of Stability – Low Intensity

"Low Intensity Areas are varied and diverse with respect to environmental sensitivity and development suitability of the land. They are generally made up of larger undeveloped tracts of land where the preservation of sensitive environmental areas, flood hazard areas, and agricultural lands should be considered as part of any development proposal. Development in these areas should be guided by the Land Use Suitability Map and the Comprehensive Plan."
(San Marcos Development Code, pg. 144)



Comprehensive Plan Analysis

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

Located Along Employment Corridor

"Employment corridors are primarily intended to serve major employment related land uses. Some mixture in uses including limited residential and supportive pedestrian and bicycle facilities should be incorporated."
(Comprehensive Plan, pg. 79)

Comprehensive Plan Analysis

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

Applicant is requesting a "Special District"

(Light Industrial zoning) within an Area of Stability – Low Intensity.

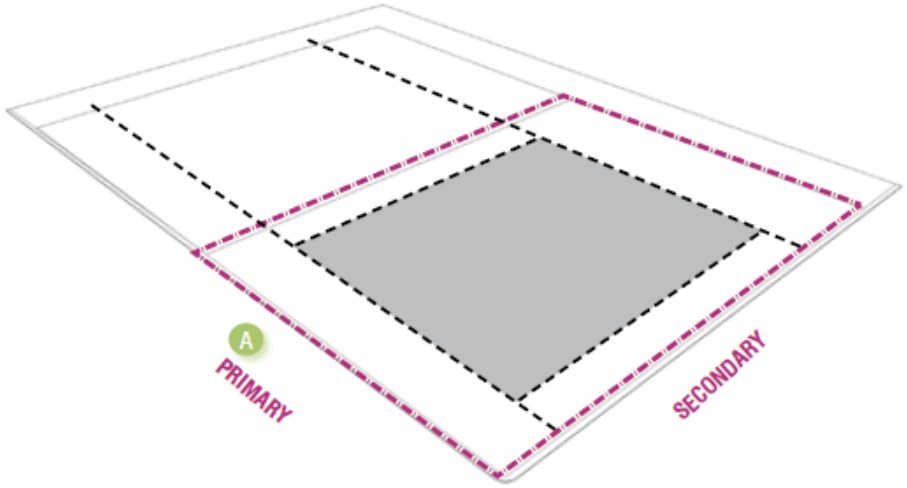
TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

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

LI Zoning Analysis:

- LI is intended for light industrial and manufacturing uses to promote economic viability, employment growth, and limit encroachment of these uses into non-industrial development areas.
- **Allowable Building Types:** *General Commercial, Civic*
- **Allowable Uses:** Light industrial, light manufacturing, car wash, minor vehicle repair, warehouse & distribution, waste related service, wholesale trade, self storage, research and development facility, professional office, urgent care, building material sales, indoor recreation, health club
- **Height/Area Standards:** 4 stories, 7,000 sq ft minimum, 70 ft lot width minimum, 20 ft setbacks.
- **Surrounding Area**: Vacant, rural / agricultural land and land already designated as future FM 110 right-of-way.

LI SECTION 4.4.5.3 LIGHT INDUSTRIAL



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

District Intent Statements

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

Density

Impervious Cover	80% max.

Transportation

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

Building Types Allowed

General Commercial	Section 4.4.6.13
Civic Building	Section 4.4.6.15

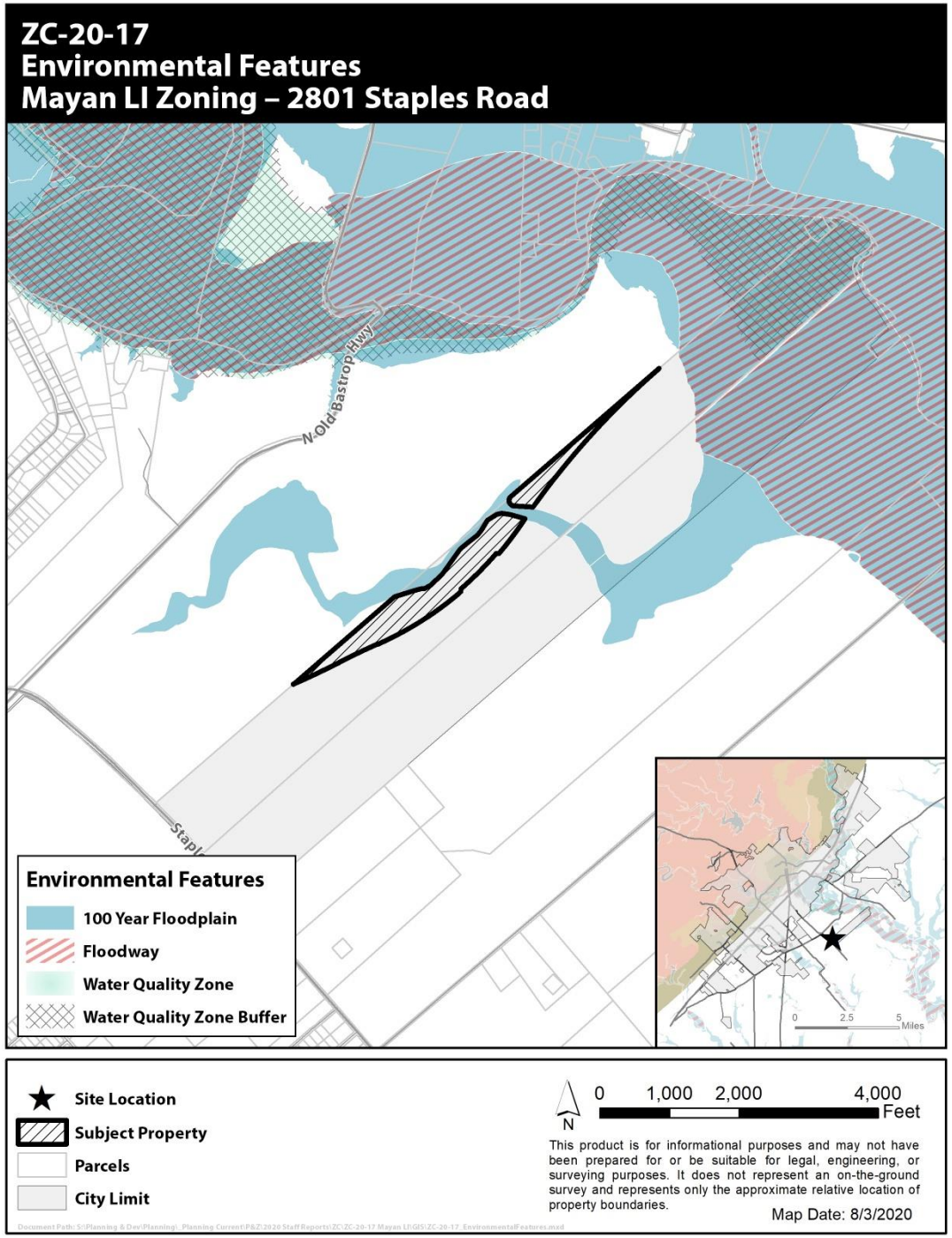
Building Standards

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

Environmental Analysis

- Located in a moderately constrained area on the Land Use Suitability map
- Not located in floodplain but located directly adjacent to
- Watershed Protection Plan Phase 2
  - Detention
  - Drainage
  - Environmental Reports

- “Land Use Suitability, preservation of agricultural lands, and floodplain management are the key factors to be considered when analyzing future development requests in Low Intensity Areas.” (Comprehensive Plan)



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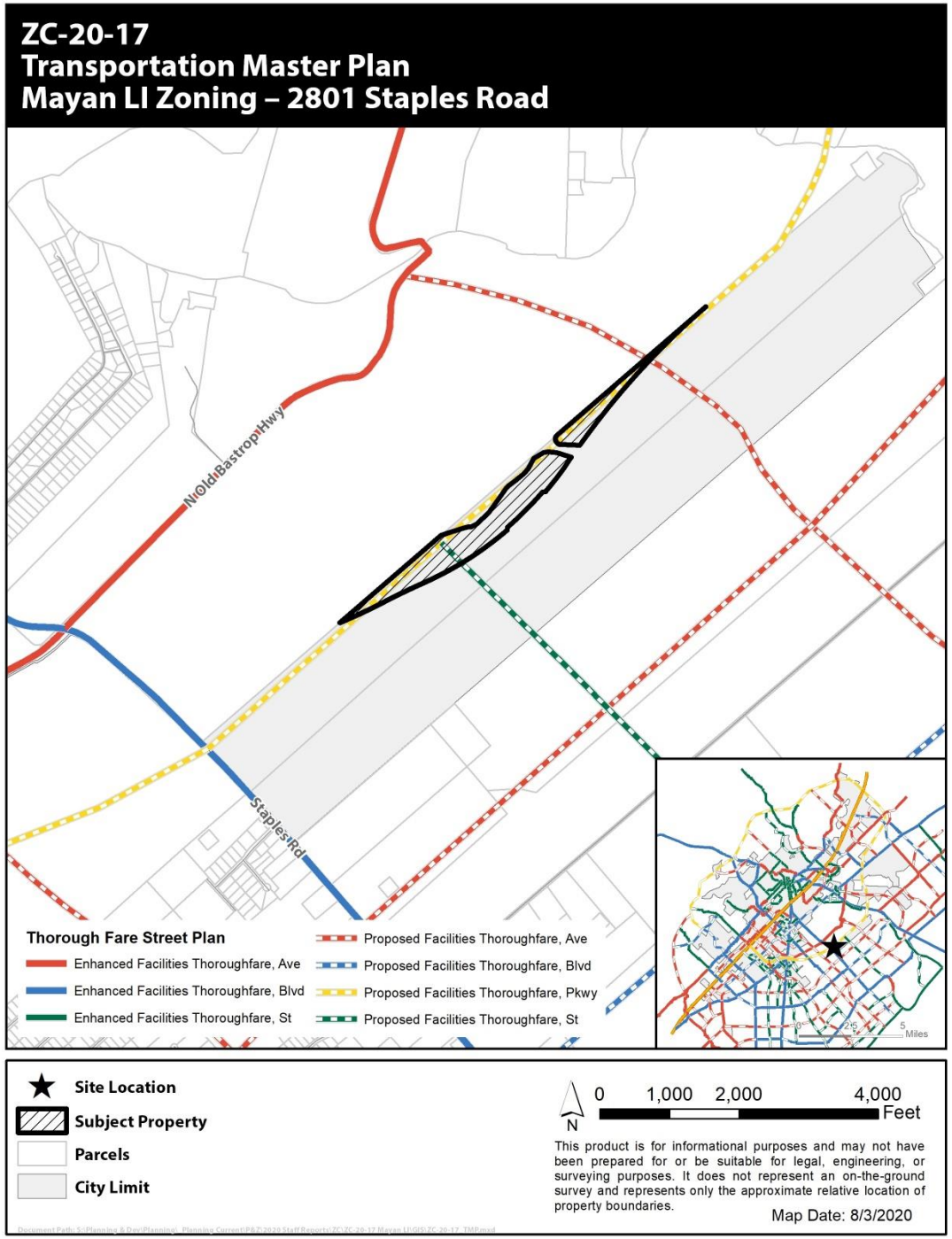
Additional Requirements

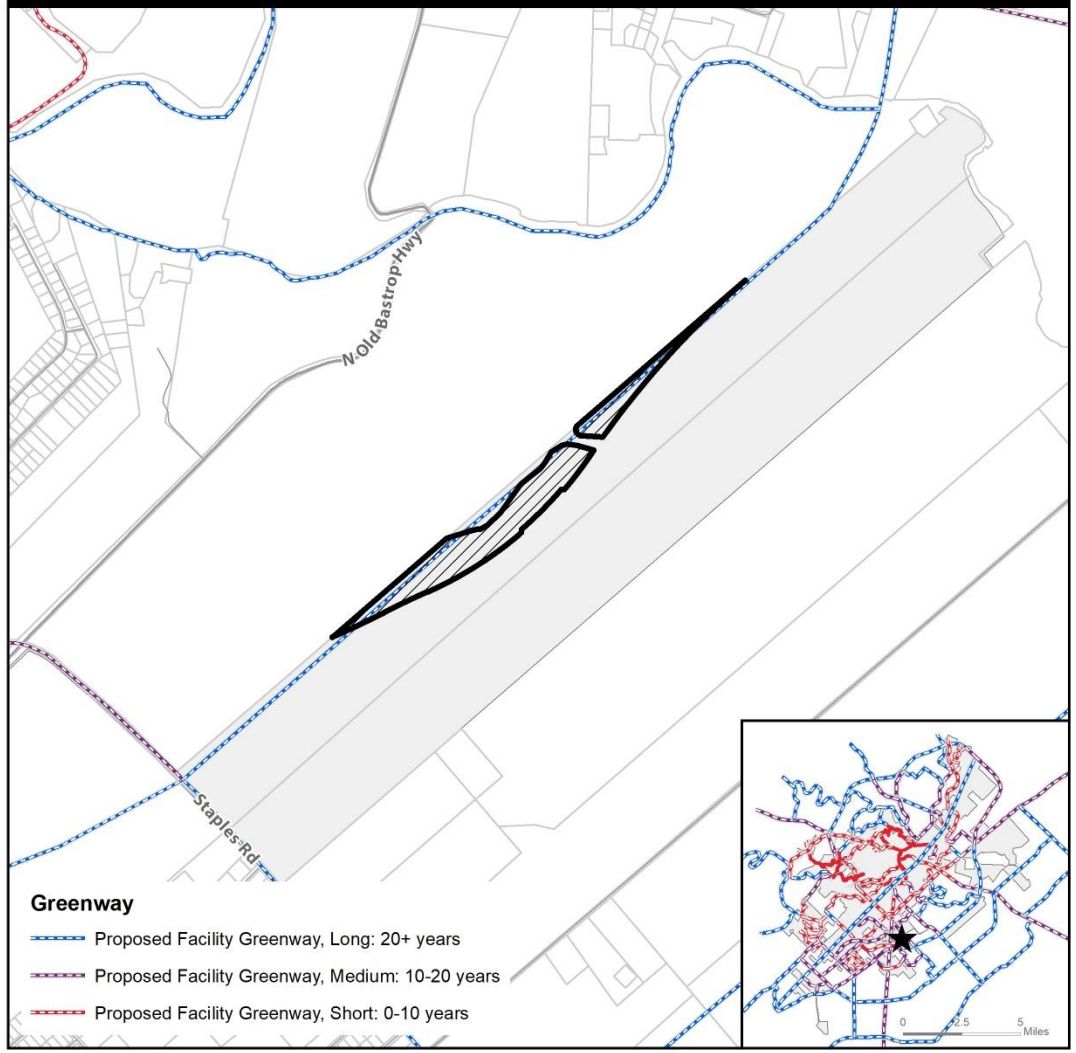
- **Street Requirements**
  - Transportation Master Plan
  - Block perimeter requirements (5,000 feet)
  - Bike facility requirements
  - Greenway requirement
  - Sidewalk connections
  - Traffic Impact Analysis (TIA)

- **Subdivision Requirements**
  - Subdivision plat in accordance with lot and block standards

- **Utility Requirements**
  - Extension of water and wastewater facilities in accordance with City standards



ZC-20-17
Transportation Master Plan-Greenway Facilities
Mayan LI Zoning – 2801 Staples Road



★ Site Location

Subject Property

Parcels

City Limit

N 0 1,000 2,000 4,000 Feet

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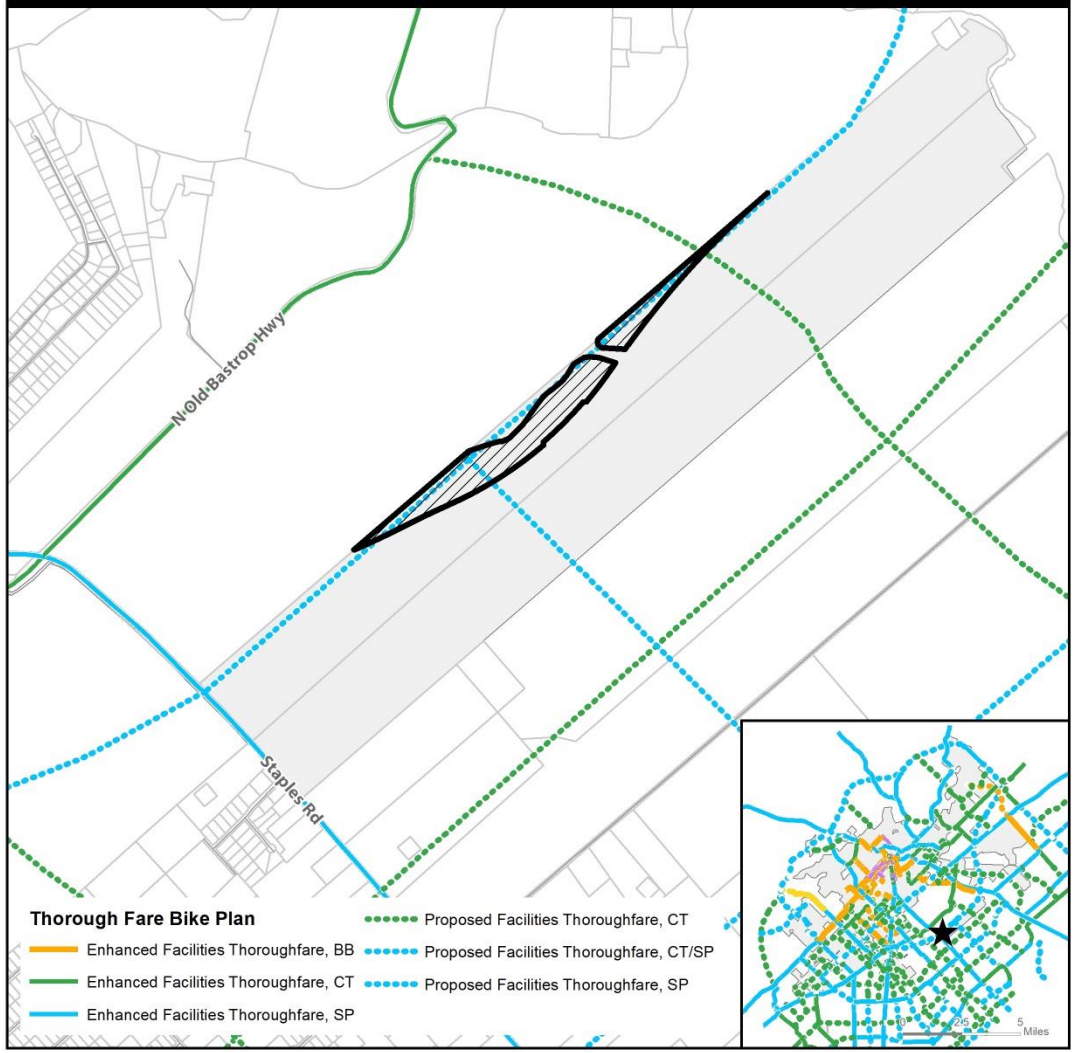
ZC-20-17
Transportation Master Plan-Bicycle Facilities
Mayan LI Zoning – 2801 Staples Road



★ Site Location

Subject Property

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City Limit

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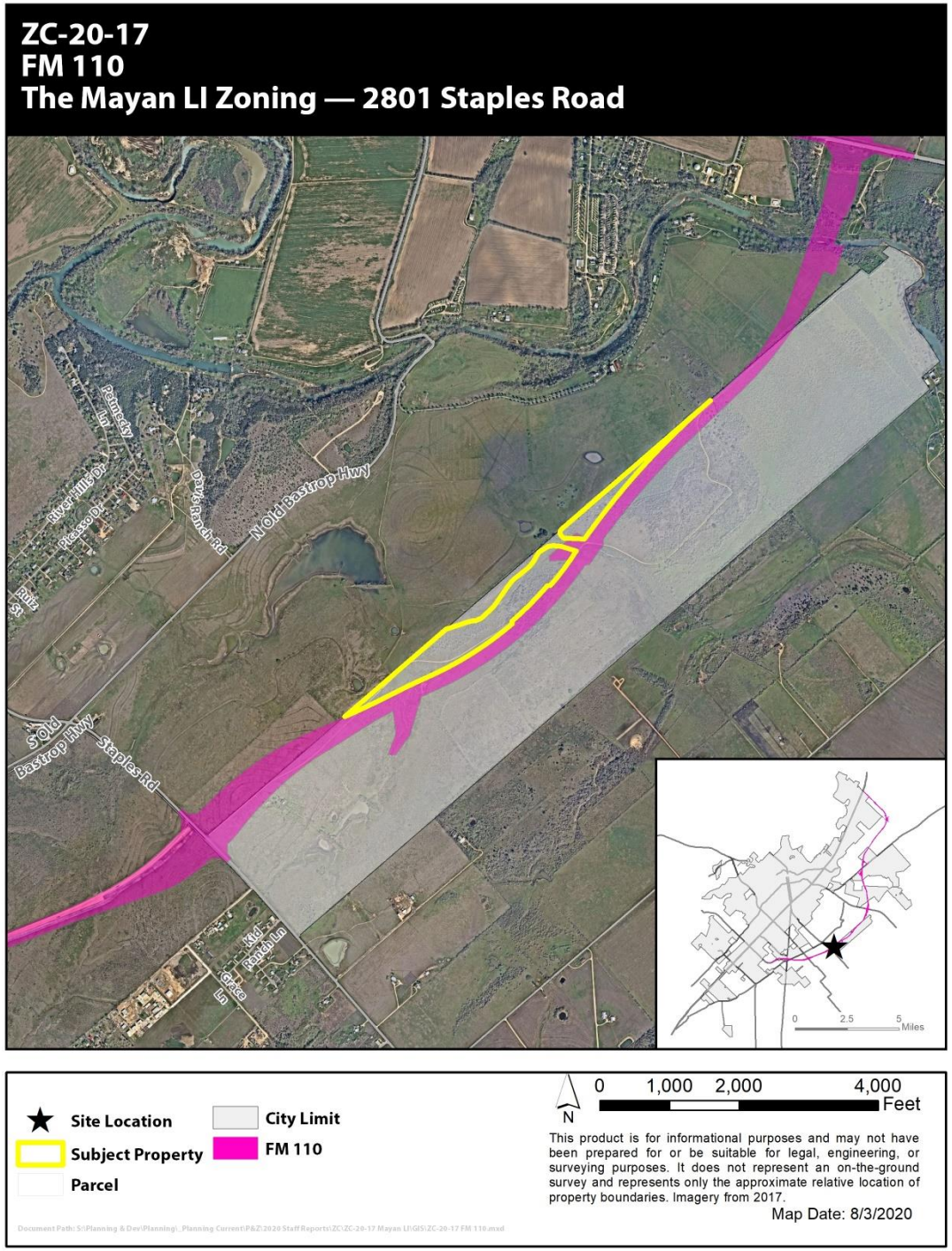
Additional Analysis

- **Compatibility:** LI zoning is not compatible with the existing surrounding sues such as rural and agricultural. However, the future FM 110 adjacent to the property will most likely attract a diverse array of uses.
- **Preferred Scenario:** Light Industrial is designated as “NP” Not Preferred within an “Area of Stability – Low Intensity” designation on the Preferred Scenario Map. However, FM 110 is a designated Employment Corridor in the Comprehensive Plan. Employment corridors are intended to serve major employment land uses.
- **Land Use Suitability** – The subject property is in a moderately constrained area as per the Land Use Suitability map. While it is not located within the floodplain the subject property is located directly adjacent to the floodplain.



Commission Recommendation:

At the August 11, 2020 meeting, the Planning and Zoning Commission recommended **denial** of the zoning request with a 6-3 vote.

**A motion to approve ZC-20-17 by the City Council will require a super majority vote.

Staff Recommendation:

Due to the varying factors regarding existing land use configurations and the preferred or planned configuration of the surrounding area, staff is providing a **neutral** recommendation and leaves a decision of approval or denial up to the City Council.

Topic	*Existing Zoning:* Future Development (FD)	*Proposed Zoning:* Light Industrial (LI)
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	Light Industrial is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.
Uses	Residential / Agricultural *(See Land Use Matrix)*	Primarily Industrial with some commercial and public/institutional *(See Land Use Matrix)*
Parking Location	No location standards	No location standards
Parking Standards	Dependent upon use	Depends on use. For example, warehouse and distribution uses require 1 space for each 2,000 square feet of gross floor area excluding office space, which shall be calculated separately depending on office use.
Max Residential Units per acre	0.4 units per acre (max)	Residential uses are not allowed
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	4 stories (62 feet)
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	20' minimum front, side, and rear
Impervious Cover (max)	30%	80%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Minimum 7,000 sq ft lot area, Minimum 70 ft lot width
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	5,000 ft. Block Perimeter max

Zoning Request	2801 Staples Road
ZC-20-17	

Summary

Request:	Zoning change from "FD" Future Development to "LI" Light Industrial		
Applicant:	Todd Burek The Mayan at San Marcos River LLC 22711 Fossil Peak San Marcos, TX 78216	**Property Owner:**	Todd Burek The Mayan at San Marcos River LLC 22711 Fossil Peak San Marcos, TX 78216

Notification

Application:	July 14, 2020	**Neighborhood Meeting:**	N/A
Published:	July 26, 2020	**# of Participants**	N/A
Posted:	July 24, 2020	**Personal:**	July 24, 2020
Response:	None as of Staff Report date		

Property Description

Legal Description:	+/- 38.019 acre tract out of the Benjamin & Graves Fulcher Survey, Abstract No. 56 and the William A. Matthews Survey, Abstract No. 305, Hays County Texas		
Location:	2801 Staples Road		
Acreage:	+/- 38.019 acres	**PDD/DA/Other:**	N/A
Existing Zoning:	"FD" Future Development	**Proposed Zoning:**	"LI" Light Industrial
Existing Use:	Vacant / Rural	**Proposed Use:**	Light Industrial
Preferred Scenario:	Area of Stability-Low Intensity	**Proposed Designation:**	Area of Stability-Low Intensity
CONA Neighborhood:	N/A	**Sector:**	N/A
Utility Capacity:	Developer is responsible for extending utilities.	**Floodplain:**	No
Historic District	N/A		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	San Marcos River/Vacant/Residential	Area of Stability-Open Space/Area of Stability-Low Intensity
South of Property:	ETJ	Vacant/Redwood Community (Residential & Commercial Uses)	Area of Stability-Low Intensity
East of Property:	ETJ	Vacant/Rural	Area of Stability-Low Intensity
West of Property:	ETJ	Vacant/Rural	Area of Stability-Low Intensity

Zoning Request	2801 Staples Road
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Staff Recommendation

	Approval as Submitted	X	**Approval with Conditions / Alternate**		Denial

The Development Code states that a request for Light Industrial zoning in an Area of Stability – Low Intensity designation is "Not Preferred" and requires additional scrutiny as outlined in the staff report. Although the proposed zoning change to Light Industrial is not preferred in this area and not compatible with surrounding existing uses rural and agricultural land or the adjacent 100-year floodplain, the subject property's location abutting the proposed FM 110 San Marcos eastern loop may provide justification for support as it meets the intent of an "Employment Corridor" identified on the Preferred Scenario Map. FM 110 is identified as a major transportation network and will be initially funded by a Transportation Reinvestment Zone (TRZ) to capture a portion of the increased value of development occurring along the alignment.

Due to the varying factors regarding current and future land configurations around the subject property, staff is providing a **neutral** recommendation and leaves a decision of approval, denial, or a recommendation of a lesser zoning district up to the Planning and Zoning Commission and City Council.

Staff: Shavon Caldwell	**Title:** Planner	**Date:** September 1, 2020

Commission Recommendation

	Approval as Submitted		Approval with Conditions / Alternate	X	**Denial**

Planning and Zoning Commission Meeting: August 11th, 2020

Speakers in favor or opposed: David Earl and Tory Hurt spoke in favor of the request.

Recommendation from the Planning and Zoning Commission meeting held August 11, 2020:
Recommendation for denial 6-3.

According to Section 2.2.4.2 of the San Marcos Development Code, a **super majority vote from City Council** is needed when the Planning and Zoning Commission recommends denial of an application in order for the development application to become effective.

At the meeting, the Planning and Zoning Commission discussed the possibility of recommending an alternative zoning district in place of Light Industrial. Heavy Commercial and Employment Center zoning as alternative recommendations were discussed briefly. The possibility of CD-5 zoning as an alternative recommendation was discussed at length. The Commission primarily discussed whether or not the allowed uses in CD-5 and development standards would be appropriate for property fronting FM 110, whether or not limitations on the type of retail and commercial uses allowed and development standards required in CD-5 would result in difficulty in developing or vacancies, and concerns with the environmental impact of some of the allowed uses in Light Industrial (such as waste related services and vehicle repair), in particular due to the property's location adjacent to the 100-year floodplain.

While the possibility of a lesser intense zoning classification was discussed, it would require the submittal of a new application and to start the rezoning process over. This would take approximately three months to

complete. Alternatively, the applicant has indicated that they would be agreeable to file deed restrictions on the portions of the property that would be zoned Light Industrial to restrict certain uses that would normally be allowed within that the Light Industrial district. Staff is currently in discussions with the applicant on what these restricted uses would be, but it would likely be ones that some members of the Commission had concerns with, such as those related to vehicle repair, waste-related services, and self-storage. If this can be done, it would help reduce some of the negative impacts that may normally be associated with a Light Industrial zoning district classification.

History

The subject property is within City limits and was annexed in 2008. The property is currently vacant and is surrounded almost exclusively by vacant, rural/agricultural land as well as the San Marcos River along the northernmost extent of the subject tract and some existing residential and commercial uses in the Redwood community along the southernmost extent of the subject tract. In addition, FM 110 is proposed to be located directly adjacent to the subject property and right-of-way has already been dedicated in order to provide for the future construction of FM 110.

The purpose of this zoning change to “Light Industrial” is to allow for the development of approximately 38 acres of future light industrial and commercial uses along the future FM 110 corridor.

The City of San Marcos will provide wastewater services at the site and as the property is within the Crystal Clear CCN, Crystal Clear Special Utility District will provide water service. The developer will be responsible for extending water and wastewater facilities through the site as needed. Bluebonnet Electric Cooperative will provide electric service to this development.

Zoning Request	2801 Staples Road
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Additional Analysis

Analysis of the proposed zoning request includes deliberation of existing surrounding land uses, proposed transportation networks, and the goals and policies of the Comprehensive Plan. A few major points for consideration in the analysis are as follows:

- The proposed zoning change to Light Industrial is not compatible with surrounding existing uses such as rural and agricultural land. However, the future FM 110 (see attached FM 110 map) adjacent to the property will most likely attract a diverse array of uses.
- The subject property's request for "Light Industrial" is designated as "NP" Not Preferred within an "Area of Stability – Low Intensity" designation on the Preferred Scenario Map as part of the Comprehensive Plan. Alternatively, the Comprehensive Plan states that "Light Industrial" zoning is to be "C" Considered in an Employment Area on the Preferred Scenario Map. While the subject property is not located in an "Employment Area", it is located along the proposed FM 110, which is designated as an "Employment Corridor" on the Preferred Scenario Map.
- The subject property is located adjacent to the 100-year floodplain. The preservation of flood hazard areas and environmentally sensitive lands should be considered as part of this zoning proposal and the allowed uses under Light Industrial entitlements.
- Hays County provides the following overview of the FM 110 project:

  This project continues the loop east of San Marcos and involves initially constructing two travel lanes (one in each direction) with 10-foot shoulders where no road currently exists for the approximately 11.3-mile corridor and includes an interchange at SH 21 and a railroad overpass at the Union Pacific Railroad tracks. As traffic increases over time, two additional travel lanes and additional interchanges would be constructed. Initial construction costs will be funded through Transportation Reinvestment Zones (TRZs) created by Hays County and the City of San Marcos to capture a portion of the increased value of development occurring along the alignment. Caldwell County will also contribute to the project cost. The County is funding and conducting project development simultaneously for the initial stage of all three sections. TxDOT will let and manage construction of the project. Water line relocations will be in construction contracts.

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

Comments from Other Departments

Police	No issues with the proposed development.
Fire	This development is outside the City's existing fire station network's coverage area and a fire station location would ensure optimal coverage and response times. Portions of the development fall outside a 5-road mile distance (based on current road network) from an existing station which results in an ISO PPC (ISO Public Protection Program) rating of 10+. This rating indicates that the area's fire suppression doesn't meet the program's minimum criteria.
Public Services	No issues with the proposed development.
Engineering	No Comment

Zoning Request	2801 Staples Road
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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		X	**Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map** *The subject property is located within an "Area of Stability-Low Intensity" designation on the Preferred Scenario Map. Per the Comprehensive Plan, "Special Districts" such as Light Industrial zoning are "Not Preferred" within Area of Stability-Low Intensity designations and are to be "Considered" in Employment Areas on the Preferred Scenario Map. When a zoning map amendment is Not Preferred, further scrutiny is required to determine consistency with the Comprehensive Plan based on the criteria in Section 2.5.1.4 and the district intent under Division 4, Chapter 4, Article 1.* *Vision San Marcos Comprehensive Plan states that "Areas of Stability-Low Intensity" will generally maintain their existing character. The Comprehensive Plan states that "being located in an area of stability does not mean that these areas should or will not change. It means that any changes whether new developments, zoning requests, or public improvements should be carefully planned and implemented so that the character of the area remains." The current character of the area is agricultural and rural residential and does not complement the proposed Light Industrial zoning. It should be noted that these surrounding properties are located outside the city limits and the city does not have zoning authority to regulate the use of these properties.* *Although the proposed zoning is "Not Preferred" in the designated Low Intensity area, the Preferred Scenario Map also identifies FM 110 as an Employment Corridor. As per the Comprehensive Plan, Employment Corridors are primarily intended to "serve major employment related land uses" and should include "some mixture in uses including limited residential". This aligns with the Light Industrial zoning district's purpose statement which states the district should "promote economic viability and encourage employment growth".*

Zoning Request	2801 Staples Road
ZC-20-17	

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		N/A	**Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area** *Studies were not complete at time of request.*
		X	**Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect** *A development agreement is not in effect.*
		X	**Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified** *Light Industrial zoning primarily allows for industrial uses (light manufacturing, vehicle repair, warehouse & distribution, self-storage, etc.) with some allowances for agricultural and public/institutional uses and a few commercial uses such as professional office, urgent care, indoor recreation, and gym/health clubs (see attached land use matrix comparison exhibit). This zoning district is intended to "accommodate manufacturing and light industrial uses in order to promote economic vitality, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively quiet manner, and should not be obnoxious to nearby residential or commercial areas."* *The immediately surrounding area is not comprised of industrial uses but is almost exclusively rural/agricultural properties. It should also be noted that the adjacent Riverbend Ranch development is proposing single-family residential development across from the subject property on the other side of FM 110. However, this project has not received its entitlements and the city does not currently have zoning authority to regulate the use of these properties. Finally, it should be noted that while the area currently agriculture/rural and is not comprised of industrial uses, the future FM 110 development adjacent to the property is likely to attract a diverse array of uses.*

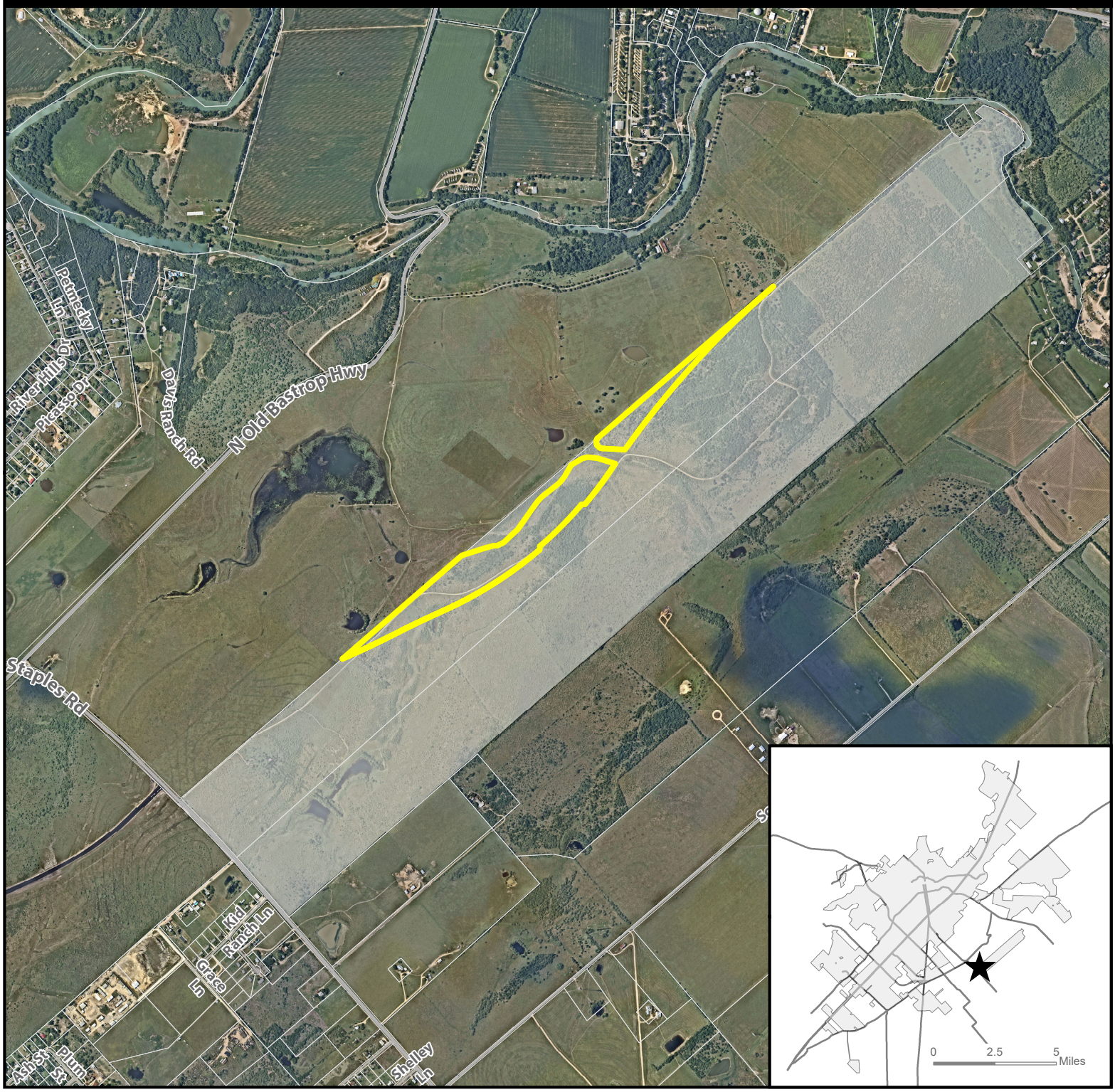
Zoning Request	2801 Staples Road
ZC-20-17	

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		X	**Whether the proposed zoning will reinforce the existing or planned character of the area** *Approval of this zoning change would allow the property to develop in a manner that is "NP" Not Preferred according to the District Translation Table which states that "Special Districts", such as a Light Industrial zoning district, is Not Preferred within an "Area of Stability – Low Intensity" designation on the Preferred Scenario Map. The Zoning Translation Table states that zoning changes to Character Districts should be "C" Considered within an Area of Stability – Low Intensity designation. However, the planned FM 110 will alter the existing character of the surrounding area as it will be a major eastern transportation loop.*
		X	**Whether the site is appropriate for the development allowed in the proposed district** *The property is vacant, will have easy access to the future FM 110, and will be required to construct roadways and utility infrastructure consistent with the Light Industrial zoning district. The property is shown to be on a moderately constrained area on the Land Use Suitability Map primarily due to it being directly adjacent to the 100-year floodplain.*
X			**Whether there are substantial reasons why the property cannot be used according to the existing zoning** *The property is currently zoned Future Development (FD). The FD zoning district is intended to serve as a temporary zoning district for recently annexed properties that shall be developed in the future but are not yet ready to be zoned for a particular use.*
X			**Whether there is a need for the proposed use at the proposed location** *The proposed rezoning would allow primarily industrial uses with allowances for agricultural, public, and commercial uses. The subject property's location along FM 110 would allow for such uses to be developed in accordance with city standards with access to a major transportation thoroughfare.*

Zoning Request	2801 Staples Road
ZC-20-17	

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
X			**Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development** *The property is not located within the City's water service area and will be served by Crystal Clear Special Utility District. The property is not located within the City's wastewater service area and will be required to extend City wastewater lines to the property. This development is outside the City's existing fire station network's coverage area and a fire station location would ensure optimal coverage and response times.*
X			**Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property** *The surrounding property is primarily vacant agricultural/rural. While this existing land type does not complement the proposed Light Industrial zoning there are no anticipated adverse impacts.*
		N/A	**For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5** *This request is not for a Neighborhood Density District.*
	X		**The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management** *The property is located within moderately constrained area according to the Land Use Suitability Map and is directly adjacent to the 100-year floodplain. Light Industrial uses are not ideal in this location.*
X			**Any other factors which shall substantially affect the public health, safety, morals, or general welfare** *None noted.*

ZC-20-17
Aerial View
Mayan LI Zoning – 2801 Staples Road



★ **Site Location**

Subject Property

Parcel

City Limit

N

0 1,000 2,000 4,000 Feet

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Map Date: 7/28/2020

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ZC-20-17, ZC-20-18, ZC-20-19, ZC-20-20
Requested Zoning
Mayan LI, CD-3, CD-4, CD-5 Zoning – 2801 Staples Road

★ Site Location

Parcel

City Limit

Requested Zoning

- CD-3
- CD-4
- CD-5
- LI

N

0 1,000 2,000 4,000 Feet

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

Map Date: 7/30/2020

Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-17 Mayan LI\GIS\ZC-20-17_20 Overall Zoning Map.mxd

ZC-20-17
Existing Zoning
Mayan LI Zoning – 2801 Staples Road

Site Location

Subject Property

Parcels

City Limit

N

0 1,000 2,000 4,000 Feet

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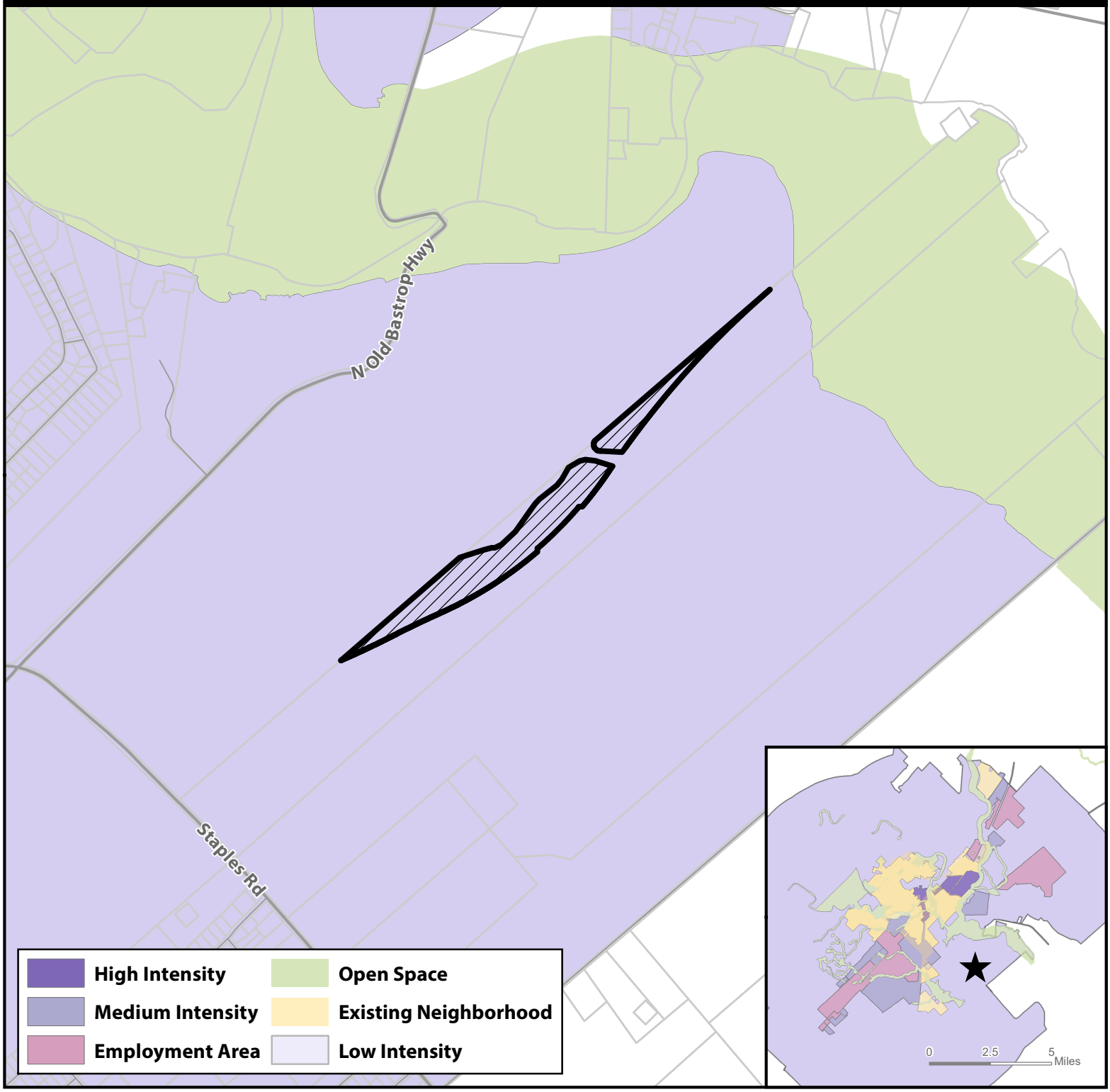
Map Date: 7/30/2020

Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-17 Mayan LI\GIS\ZC-20-17_ExistingZoning.mxd

ZC-20-17
Preferred Scenario
Mayan LI Zoning – 2801 Staples Road



Site Location

Subject Property

Parcels

City Limit

N

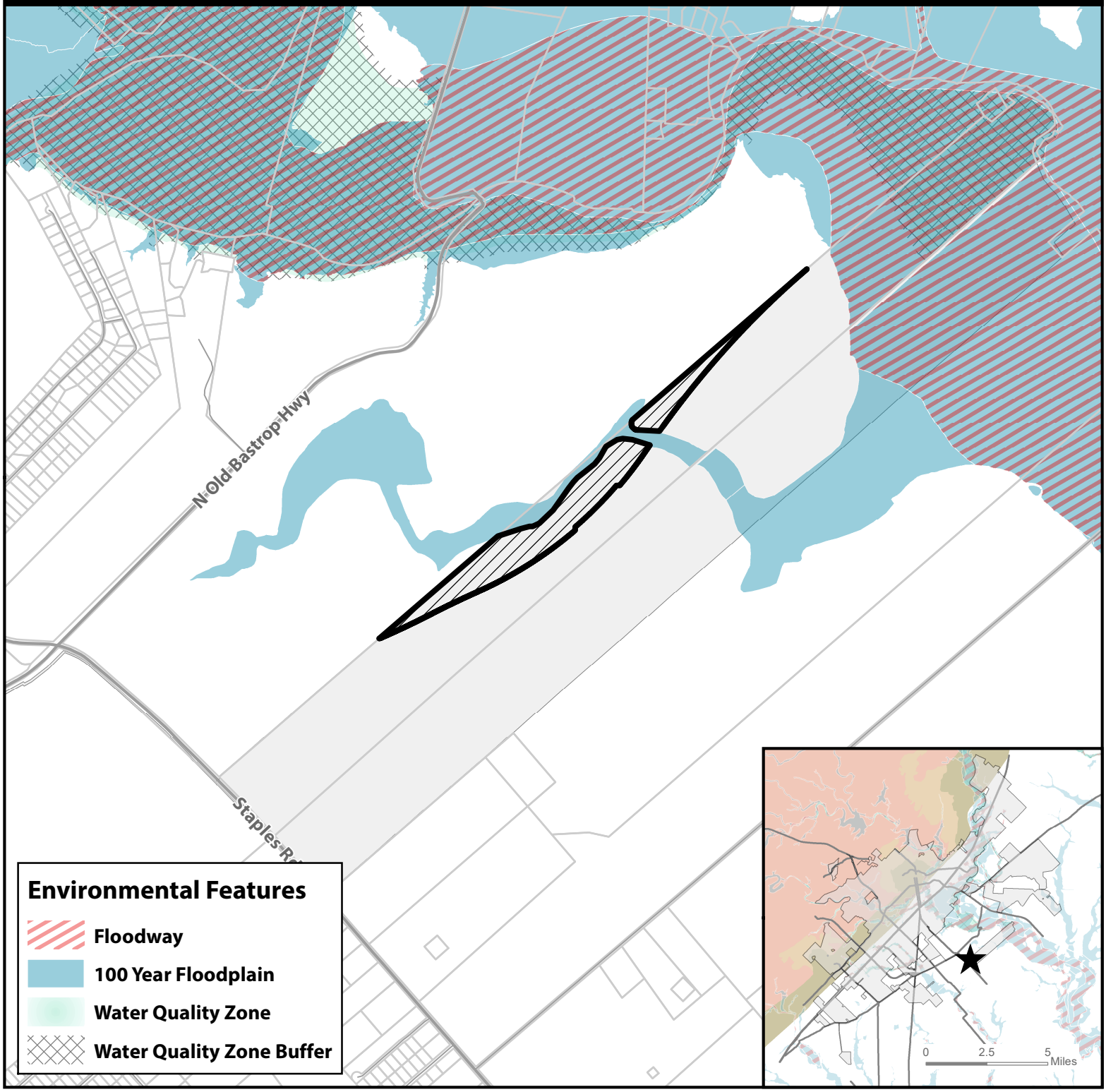
0 1,000 2,000 4,000 Feet

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

Map Date: 7/28/2020

Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-17 Mayan LI\GIS\ZC-20-17_PreferredScenario.mxd

ZC-20-17
Environmental Features
Mayan LI Zoning – 2801 Staples Road



Site Location

Subject Property

Parcels

City Limit

N

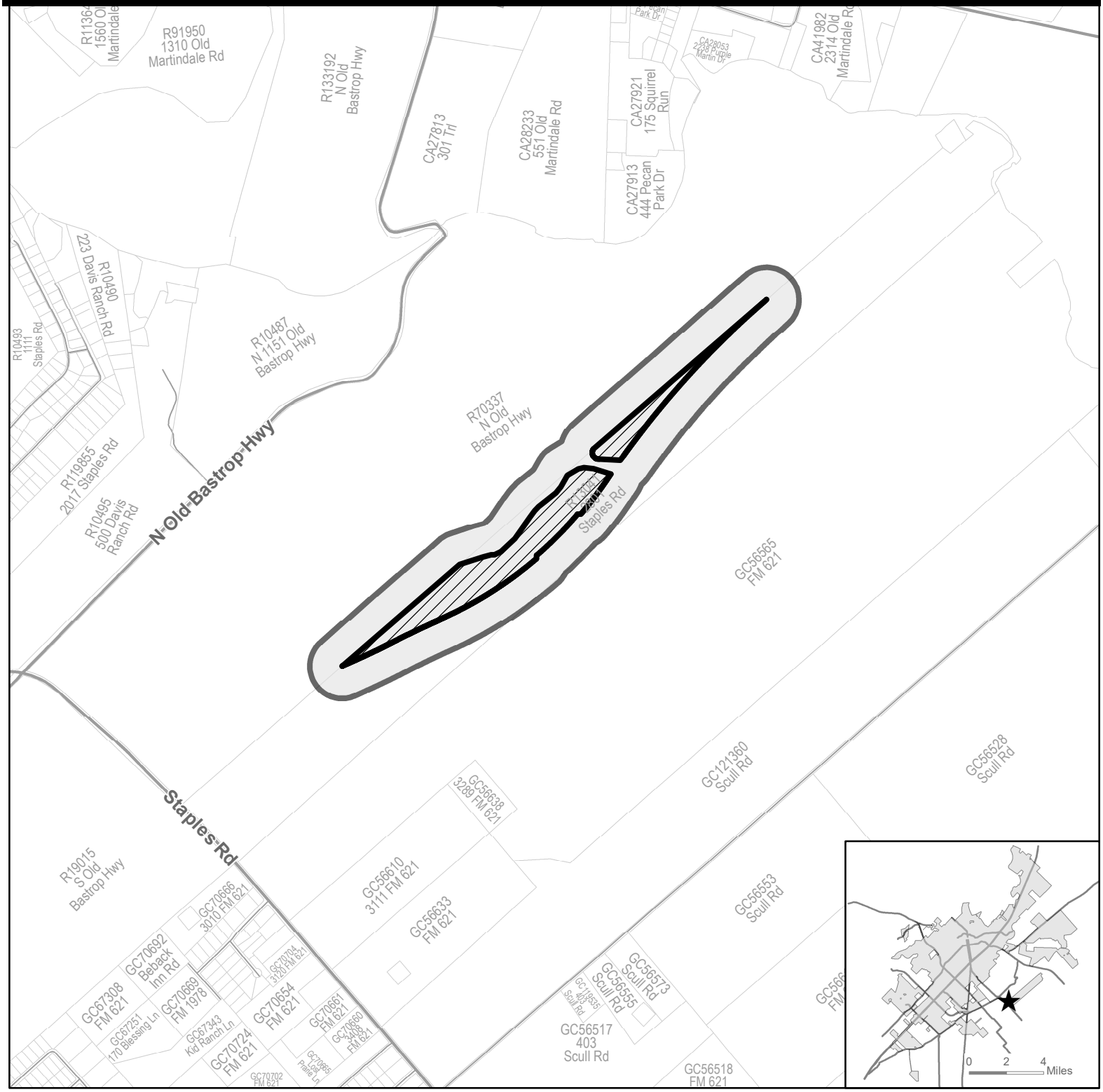
0 1,000 2,000 4,000 Feet

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

Map Date: 7/28/2020

Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-17 Mayan LI\GIS\ZC-20-17_EnvironmentalFeatures.mxd

ZC-20-17
400' Notification Buffer
Mayan LI Zoning – 2801 Staples Road



★ **Site Location**

Subject Property

400' Buffer

Parcel

City Limit

N

0 1,000 2,000 4,000 Feet

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

Map Date: 7/28/2020

Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-17 Mayan LI\GIS\ZC-20-17_Notification Map.mxd

ZC-20-17 Notification List

Property ID	Owner Name	Site Address	Owner Address 1	Owner Address 2	Owner City	Owner State	Owner Zip
133631	CEMENTERIO DEL RIO	FM 621	FM 621		SAN MARCOS	TX	78666
70351	HK BAUGH RANCH LLC	STAPLES	24607 FAIRWAY SPGS		SAN ANTONIO	TX	78260
151617	MAYAN AT SAN MARCOS RIVER LLC	FM 110	22711 FOSSIL PEAK		SAN ANTONIO	TX	78261-3022

ZC-20-17 (The Mayan-Light Industrial Zoning) Zoning Change Review **(By Comp Plan Element)**

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

	YES	NO (map amendment required)
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?	**X – Special Districts (such as Light Industrial) are "Not Preferred" in Low Intensity Zones on the Preferred Scenario Map. They are allowed without requiring a Preferred Scenario Map amendment.**	

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

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

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint	**0%**	**24%**	**47%**	**21%**	**8%**
Constraint by Class					
Cultural	**40%**			**60%**	
Edwards Aquifer	**100%**				
Endangered Species	**100%**				
Floodplains	**97%**			**3%**	
Geological	**100%**				
Slope	**98%**		**2%**		
Soils	**47%**	**42%**		**11%**	
Vegetation	**100%**				
Watersheds			**100%**		
Water Quality Zone	**68%**			**24%**	**8%**

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	**Lower San Marcos River Watershed**				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for Watershed	**X**				
Notes: **The 2013 Comprehensive Plan predicted a 16% increase of impervious cover under the Preferred Scenario of development compared to a 91% increase under the trend scenario. The Plan predicted that the amount of urban land (meaning in City limits and not agriculture or undeveloped) in this watershed would increase from 7% to 9% under the Preferred Scenario of Development as compared to an increase to 14% under the trend scenario. The trend scenario envisioned lower density, single family development South of the San Marcos River while the preferred scenario envisioned medium density development concentrated along the Highway 80 and Highway 21 intersection.** **According to the model, this watershed has a high amount of bacteria loadings based on the amount of cattle per acre and recommends various landscape management methods such as native grasses and shrubs to provide vegetative filter strips and reduce the rate of erosion.**					

NEIGHBORHOODS – Where is the property located

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

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

				YES	NO
Will Parks and / or Open Space be Provided? **Parkland dedication and parkland development is required at the time of plat and is based on the number of units proposed. Fee in lieu of dedication and development may be accepted if requested by the subdivider and approved by the Responsible Official and/or the Parks Board.**				**X**	
Will Trails and / or Green Space Connections be Provided? **The Transportation Master Plan requires a greenway along the future FM-110 extension and Staples Road.**				**X**	
Maintenance / Repair Density	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	**X**				
Water Infrastructure	**X**				
Public Facility Availability				YES	NO
Parks / Open Space within ¼ mile (walking distance)? **The nearest park is the El Camino Real Park which is located approximately 2 miles from the closest property in the proposed development.**					**X**
Wastewater service available? **The developer will be required to extend wastewater service to the development. Wastewater lines will be required throughout the development to service the property.**					**X**
Water service available? **The property is located in Crystal Clear CCN. The developer will be required to extend water service to the development as**				**X**	

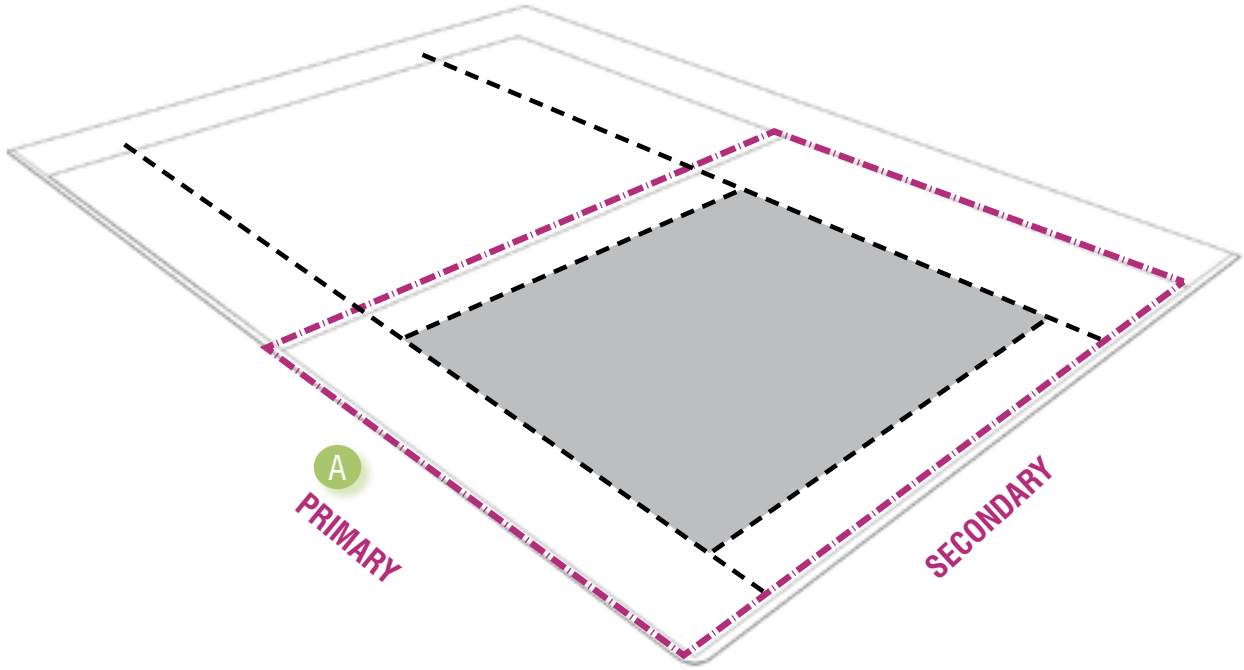
needed. Water lines will be also required throughout the development to service the property.		

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

		A	B	C	D	F
Existing Daily LOS	**Staples Road**	**X**				
Existing Peak LOS	**Staples Road**	**X**				
Preferred Scenario Daily LOS	**Staples Road** **FM-110**			**X**		 **X**
Preferred Scenario Peak LOS	**Staples Road** **FM-110**	**X**				 **X**
Note: The property will be required to meet the Transportation Master Plan and construct required streets per the Block Standards in the Development Code.						
			N/A	Good	Fair	Poor
Sidewalk Availability (Required to build.)			**X**			
Sidewalks will be required to be constructed at the time of development.						
			YES		NO	
Adjacent to existing bicycle lane? **The development will be responsible for constructing required bike infrastructure within new proposed streets.**					**X**	
Adjacent to existing public transportation route?					**X**	

LI

SECTION 4.4.5.3 LIGHT INDUSTRIAL



KEY

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

District Intent Statements

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

Density

Impervious Cover	80% max.

Transportation

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

Building Types Allowed

General Commercial	Section 4.4.6.13
Civic Building	Section 4.4.6.15

Building Standards

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

Lot

Building Type	Lot Area	Lot Width
General Commercial	7,000 sq. ft. min.	70 ft. min.
Civic Building	7,000 sq. ft. min.	70 ft. min.

A

Setbacks - Principal Building

Primary Street	20 ft. min.
Secondary Street	20 ft. min.
Side	20 ft. min.
Rear	20 ft. min.

Setbacks - Accessory Structure

Primary Street	50 ft. min.
Secondary Street	20 ft. min.
Side	5 ft. min.
Rear	5 ft. min.

Parking Location

Layer (Section 4.3.3.1)	Surface	Garage
First Layer	Allowed	Allowed
Second Layer	Allowed	Allowed
Third Layer	Allowed	Allowed

Durable Building Material and Blank Wall Area

Primary Material	70% min.
Secondary Material	30% max.
Blank Wall Area	50 ft. max.

Future Development vs. Light Industrial

Section 4.2.1.2 Building Types Allowed by District

Building types are allowed by district as set forth below.

TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT

		FD CD2 SF-R	SF-6 SF 4.5	ND3	ND3.5	ND4	N-MS	CD3	CD4	CD5	CD5D	HC LI HI	EC
	ACCESSORY DWELLING UNIT	■	■	■	■	■	■	■	■	■	■	--	--
	HOUSE	■	■	■	■	■	--	■	■	--	--	--	--
	COTTAGE	--	■	■	■	■	--	■	■	--	--	--	--
	COTTAGE COURT	--	--	--	■	--	--	■	--	--	--	--	--
	DUPLEX	--	--	--	■	--	--	■	■	--	--	--	--
	ZERO LOT LINE HOUSE	--	--	■	■	--	--	■	--	--	--	--	--
	TOWNHOUSE	--	--	--	■	■	■	--	■	■	■	--	--
	SMALL MULTI-FAMILY	--	--	--	■	■	■	--	--	--	--	--	--
	COURTYARD HOUSING	--	--	--	--	■	--	--	■	--	--	--	--

TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT

		FD CD2 SF-R	SF-6 SF 4.5	ND3	ND3.5	ND4	N-MS	CD3	CD4	CD5	CD5D	HC LI HI	EC
	APARTMENT	--	--	--	--	--	--	--	■	■	■	--	--
	LIVE/ WORK	--	--	--	--	--	■	--	■	■	■	--	■
	NEIGHBORHOOD SHOPFRONT	--	--	--	--	■	■	--	■	--	--	--	--
	MIXED USE SHOPFRONT	--	--	--	--	--	■	--	--	■	■	--	■
	GENERAL COMMERCIAL	--	--	--	--	--	--	--	--	--	--	■	■
	CIVIC	■	■	■	■	■	■	■	■	■	■	■	■

LEGEND ■ =Allowed -- =Not Allowed

Future Development vs. Light Industrial

Section 5.1.1.2 Land Use Matrix

Table 5.1 Land Use Matrix

Types of Land Uses	Conventional Residential				Neighborhood Density Districts				Character Districts						Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Agricultural Uses																				
Barns or agricultural buildings	P	L	--	--	--	--	--	--	P	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.1
Stables	P	L	--	--	--	--	--	--	--	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.2
Community Garden	P	P	L	L	L	L	L	--	P	P	L	L	L	L	P	P	P	P	P	Section 5.1.2.3
Urban Farm	P	C	C	C	C	L	L	C	P	P	L	L	C	C	P	P	--	P	C	Section 5.1.2.4
Plant Nursery	L	--	--	--	--	--	--	P	--	L	--	--	P	P	P	P	P	--	P	Section 5.1.2.5
Accessory Uses and Structures																				
Accessory Building/Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.1
Accessory Dwelling Unit	L	L	L	L	L	L	P	P	--	P	L	P	P	P	--	--	--	--	--	Section 5.1.3.1
Accessory Use, except as listed below:	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.2
Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	L	P	--	L	Section 5.1.3.2
Outdoor Display	--	--	--	--	--	--	--	L	--	--	--	--	L	L	P	--	--	--	L	Section 5.1.3.2
Food Truck	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.3.1
Drive-thru or Drive-in	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.3.2
Home Occupation	L	L	L	L	L	L	L	--	--	L	L	L	--	--	--	--	--	--	--	Section 5.1.3.4
Family Home Care	P	P	P	P	P	P	P	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.3.5
Short Term Rental	L	L	L	L	L	L	L	P	--	L	L	P	P	P	--	--	--	L	P	Section 5.1.3.6
Residential Uses																				
Single Family Detached	P	L	L	L	L	L	L	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Cottage Court	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Two Family	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Single Family Attached	--	--	--	--	L	L	L	L	--	--	P	P	P	P	--	--	--	--	--	Section 5.1.4.1
Small Multi-Family (up to 9 units)	--	--	--	--	--	L	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Courtyard Housing (up to 24 units)	--	--	--	--	--	--	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Multi-family (10 or more units)	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Purpose Built Student Housing	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	Section 5.1.4.1
Manufactured Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1
Mobile Home Community	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1

Table 5.1 Land Use Matrix

Types of Land Uses	Conventional Residential				Neighborhood Density Districts				Character Districts						Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Community Home	L	L	L	L	L	L	P	P	--	P	P	P	P	P	--	--	--	L	--	Section 5.1.4.12
Fraternity or Sorority Building	--	--	--	--	--	--	C	C	--	--	--	C	P	P	--	--	--	--	--	Section 5.1.4.12
Commercial Uses																				
Professional Office	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	--	--	P	Section 5.1.5.1
Medical, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.2
Urgent care, emergency clinic, or hospital	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	--	--	P	Section 5.1.5.2
Nursing/ retirement home	--	--	--	--	--	--	P	P	--	--	--	P	P	P	P	--	--	--	P	Section 5.1.5.2
Personal Services, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (indoor)	C	--	--	--	--	--	--	P	--	--	--	--	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (outdoor)	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.3
Funeral Home	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.3
Adult Oriented Businesses	See Section 18, Article 6 of the City Code																			
All Retail Sales, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.4
Gasoline Sales	--	--	--	--	--	--	--	L	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Truck stop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	L	Section 5.1.5.4
Tattoo, body piercing	--	--	--	--	--	--	C	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Building material sales	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	P	P	--	P	Section 5.1.5.4
Vehicle Sales/ Rental	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Pawnshop	--	--	--	--	--	--	--	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Restaurant/ Bar, as listed below:																				
Eating Establishment	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.5
Bar	--	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	--	C	Section 5.1.5.5
Mobile Food Court	--	--	--	--	--	--	--	C	--	--	--	--	P	P	--	--	--	--	--	Section 5.1.5.5
Sale of Alcohol for on premise consumption	--	--	--	--	--	--	C	C	--	--	--	C	C	C	C	--	--	--	C	Section 5.1.5.5
Overnight Lodging, as listed below:																				Section 5.1.5.6
Bed and Breakfast (up to 8 rooms)	L	C	C	C	C	L	L	P	--	P	C	P	P	P	--	--	--	--	P	Section 5.1.5.6
Boutique Hotel (9 - 30 rooms)	--	--	--	--	--	--	C	P	--	--	--	P	P	P	--	--	--	--	P	Section 5.1.5.6

Table 5.1 Land Use Matrix

Types of Land Uses	Conventional Residential				Neighborhood Density Districts				Character Districts						Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	P	--	--	--	--	P	P	--	--	--	--	P	Section 5.1.5.6
Outdoor Recreation, except as listed below:	--	--	--	--	--	--	--	C	--	--	--	--	P	C	P	--	--	--	P	Section 5.1.5.7
Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--	C	C	Section 5.1.5.7
Traveler Trailers/ RVs Short Term stays	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Section 5.1.5.7
Shooting Range	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.7
Indoor Recreation, except as listed below:	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.5.8
Gym/ Health club	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	P	--	P	Section 5.1.5.8
Smoking Lounge	--	--	--	--	--	--	--	C	--	--	--	--	P	C	--	--	--	--	P	Section 5.1.5.8
Charitable Gaming Facility	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C	--	--	--	C	Section 5.1.5.8
Public & Institutional																				
Civic, except as listed below:	P	L	L	L	L	L	P	P	L	L	L	P	P	P	P	P	P	P	P	Section 5.1.6.1
Day Care Center	C	--	--	--	C	C	L	P	--	C	C	L	P	P	P	--	--	--	P	Section 5.1.6.1
Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.2
Minor Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.3
Major Utilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	Section 5.1.6.3
Antenna	See Section 5.1.6.3D																			
Industrial																				
Light Industrial	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	P	--	C	Section 5.1.7.1
Light Manufacturing	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.7.2
Vehicle Service, as listed below:																				Section 5.1.7.3
Car Wash	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (minor)	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (major)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	C	Section 5.1.7.3
Warehouse & Distribution	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	P	Section 5.1.7.4
Waste-Related service	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	--	Section 5.1.7.5
Wholesale trade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	Section 5.1.7.6
Self Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.7
Research and Development	--	--	--	--	--	--	--	--	--	--	--	--	C	C	P	P	P	--	C	Section 5.1.7.8
Wrecking/Junk Yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	Section 5.1.7.9

Zoning District Comparison Chart

Topic	*Existing Zoning:* **Future Development (FD)**	*Proposed Zoning:* **Light Industrial (LI)**
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	Light Industrial is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.
Uses	Residential / Agricultural *(See Land Use Matrix)*	Primarily Industrial with some commercial and public/institutional *(See Land Use Matrix)*
Parking Location	No location standards	No location standards
Parking Standards	Dependent upon use	Depends on use. For example, warehouse and distribution uses require 1 space for each 2,000 square feet of gross floor area excluding office space, which shall be calculated separately depending on office use.
Max Residential Units per acre	0.4 units per acre (max)	Residential uses are not allowed
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	4 stories (62 feet)
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	20' minimum front, side, and rear
Impervious Cover (max)	30%	80%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Minimum 7,000 sq ft lot area, Minimum 70 ft lot width
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	5,000 ft. Block Perimeter max

PLANNING AND DEVELOPMENT SERVICES

7/24/2020 **ZC-20-17**

Notice of Public Hearing
Zoning Change Request
"FD" Future Development to "LI" Light Industrial
2801 Staples Road

Hold a public hearing and consider a request by Todd Burek, on behalf of The Mayan at San Marcos River LLC, for a zoning change from "FD" Future Development to "LI" Light Industrial, or such other less intense zoning district classification as the City Council may approve, for approximately 38.019 acres, more or less, out of the Benjamin & Graves Fulcher Survey, Abstract No. 56 and the William A. Matthews Survey, Abstract No. 305, Hays County, Texas, generally located at 2801 Staples Road.

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

- A public hearing will be conducted by the Planning and Zoning Commission via virtual meeting on **Tuesday, August 11, 2020** at **6:00 p.m.** You may join and participate in the public hearing using the following link: http://sanmarcostx.gov/541/PZ-Video-Archives

- A public hearing will be held at the City Council Meeting on **Tuesday, September 1, 2020** at **6:00 p.m.** in the Council Chambers in City Hall, 630 East Hopkins. If current orders related to COVID-19 are extended, virtual meeting information will be provided at the following website: https://sanmarcostx.gov/421/City-Council-Videos-Archives

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

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

For more information regarding this request, contact the case manager, **Shavon Caldwell,** at **512.805.2649**. When calling, please refer to case number **ZC-20-17.**

As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City's website at: www.sanmarcostx.gov to see if other means of participating in the public hearing become available.

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

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

Updated: October, 2019

CONTACT INFORMATION

Character District 6 Light Use Industrial

Applicant's Name	Todd Burek	Property Owner	Todd Burek
Company	Mayans at San Marcos River	Company	Mayan at San Marcos River
Applicant's Mailing Address	22711 Fossil Peak San Marcos, TX 78216	Owner's Mailing Address	22711 Fossil Peak San Marcos, TX 78216
Applicant's Phone #	210-313-3453	Owner's Phone #	210-313-3453
Applicant's Email	todd.burek@gmail.com	Owner's Email	todd.burek@gmail.com

PROPERTY INFORMATION

Subject Property Address(es): FM 621 San Marcos, TX 78666

Legal Description: **Lot** _____ **Block** _____ **Subdivision** _____

Total Acreage: 37.97 **Tax ID #: R** 25912, R92442, R16386, R151618, R151617, R55712

Preferred Scenario Designation: _____ **Existing Zoning:** Future development

Existing Land Use(s): Agriculture

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Light Industrial (LI)

Proposed Land Uses / Reason for Change:

Rezone from FD to Light Industrial to allow light industrial and commercial use

AUTHORIZATION

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

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

**Existing Neighborhood Regulating Plan Included.*

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Todd Burek (owner name) on behalf of Mayan at San Marcos River, LLC. (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at 22711 Fossil Peak San Marcos, TX 78216 (address).

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

Signature of Owner: _____ Date: _____

Printed Name, Title: _____

Signature of Agent: _____ Date: _____

Printed Name, Title: _____

Form Updated October, 2019

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

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

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***

- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be $91 plus a $13 technology fee.***

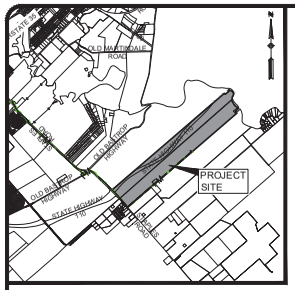
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be $91 plus a $13 technology fee.***

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

Signature: Todd Burek Date: 06/29/2020

Print Name: Todd Burek

Form Updated October, 2019



LOCATION MAP
N.T.S.

CURRENT ZONING

FUTURE DEVELOPMENT (FD)

PROPOSED ZONING

- CHARACTER DISTRICT 3 - RESIDENTIAL (CD3)
- CHARACTER DISTRICT 4 - MULTIFAMILY (CD4)
- CHARACTER DISTRICT 5 - COMMERCIAL (CD5)
- LIGHT INDUSTRIAL (LI)

500 250 0 500 1000

SCALE IN FEET
SCALE: 1"=500'

STAPLES ROAD
CITY LIMITS
PROJECT BOUNDARY & CITY LIMITS
STATE HWY 110
LIMITS OF EXIST. EFFECTIVE FLOODPLAIN MAP#48209C0482F (9/2/2005)
SAN MARCOS ETJ (OCL)
LIMITS OF EXIST. EFFECTIVE FLOODPLAIN MAP#48209C0482F (9/2/2005)
CD5 18.09 AC
CD4 17.25 AC
CD3 147.8 AC
LI 30.35 AC
LI 7.62 AC
CD5 7.87 AC
CD4 17.65 AC
CD3 32.23 AC
CD3 40.32 AC
CD4 38.52 AC
CD5 4.4 AC
CD5 12.6 AC
HAYS COUNTY/ GUADALUPE COUNTY BOUNDARY
HAYS COUNTY/ GUADALUPE COUNTY BOUNDARY
PROJECT BOUNDARY & CITY LIMITS
PROJECT BOUNDARY & CITY LIMITS
SAN MARCOS ETJ (OCL)
LIMITS OF EXIST. EFFECTIVE FLOODPLAIN MAP#48187C0035F (11/2/2007)
PROPOSED LIFT STATION BOUNDARY - CD4 2.1 AC
LIMITS OF EXIST. EFFECTIVE FLOODPLAIN MAP#48187C0035F (11/2/2007)
STAPLES ROAD

THE MAYAN
ZONING DEDICATION EXHIBIT

REVISIONS

NO.	DESCRIPTION	BY	DATE

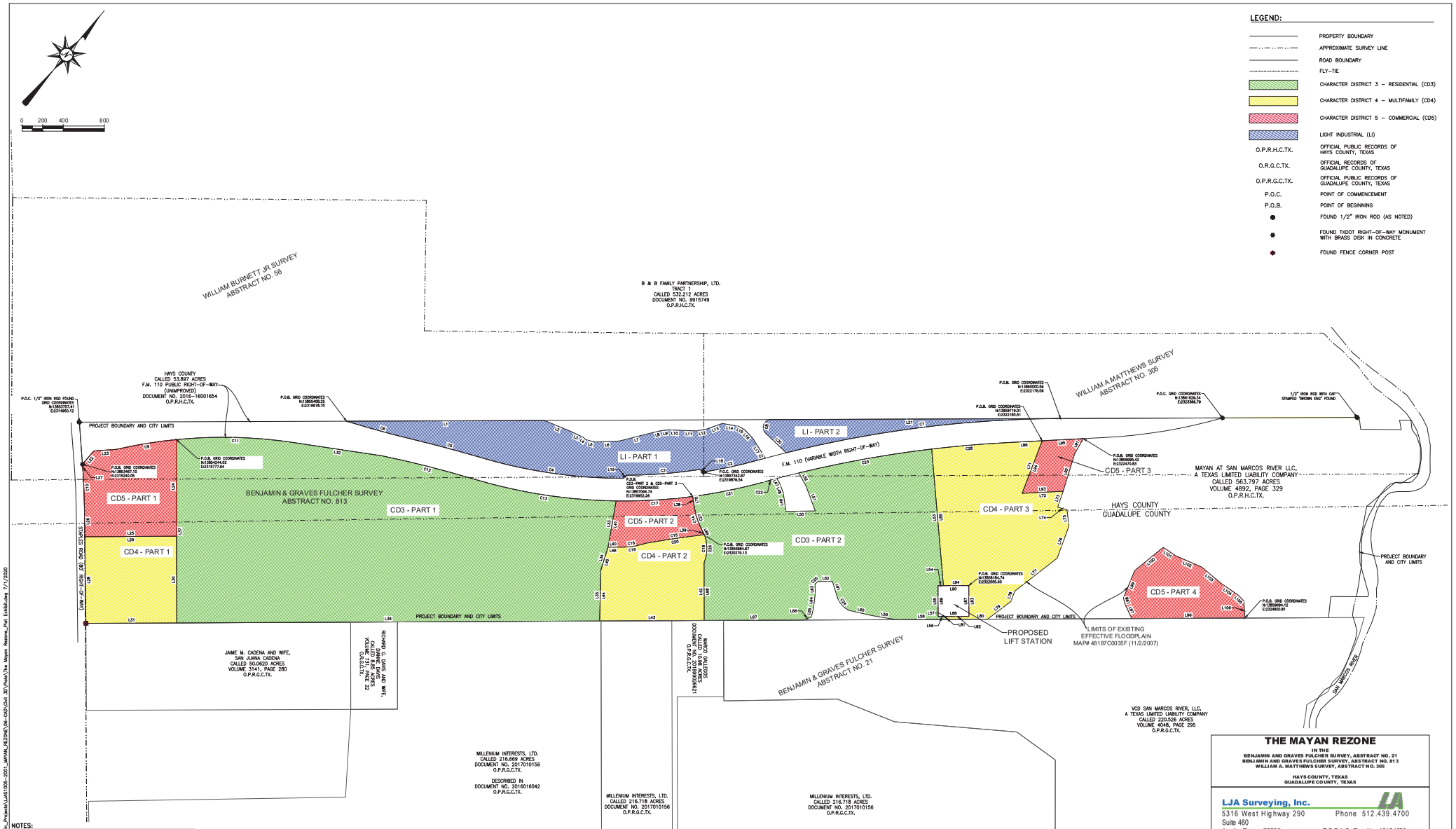
DATE: 04/05/2023
DESIGNED BY:
DRAWN BY: NB
CHECKED BY:
DRAWING NAME: Zoning Exhibit_Revised.dwg

LJA Engineering, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA193-426

SHEET NO. 1 OF 1 SHEETS

I:\SA193 Mayan at San Marcos\SA20 Mayan Subdivision\A08 Site Development Plans\DWG-Exhibit\Zoning Exhibit_Revised.dwg
User: Nick Bonner
Last Modified: Jan. 20, 20 - 13:23
Plot Date/Time: Jul. 13, 20 - 10:15:13



NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE, NAD 83.
2. ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0000741. UNITS: U.S. FEET
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   - CHARACTER DISTRICT 5 - COMMERCIAL (CD5) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIGHT INDUSTRIAL METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIFT STATION BOUNDARY METES AND BOUNDS DESCRIPTION DATED 06-30-2020.

S:\Main\Survey\Austin_Survey\Austin_Projects\LJAS1005-2001_MAYAN_REZONE\08-CAD\Civil 3D\Plats\The Mayan Rezone_Plat Exhibit.dwg 7/1/2020

CD3 – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L32	N57°54'51"E	870.57'
L33	S30°40'06"E	458.24'
L34	S23°12'13"E	231.61'
L35	S39°20'19"E	496.08'
L36	S49°07'28"W	4114.99'
L37	N40°45'42"W	940.79'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C11	1144.874	4632.000	14°09'42"	N50°50'00"E	1141.96
C12	918.636	10990.000	4°47'21"	N63°37'19"E	918.37
C13	1407.056	5110.000	15°46'36"	N58°07'37"E	1402.62

CD3 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L47	S71°35'49"E	51.89'
L48	S61°21'41"E	97.53'
L49	S48°55'04"E	185.91'
L50	N48°33'29"E	285.39'
L51	N60°57'46"W	260.95'
L52	N70°06'45"W	143.14'
L53	S45°32'31"E	1334.51'
L54	S49°14'18"W	53.37'
L55	S40°45'42"E	300.02'
L56	N49°14'18"E	78.46'
L57	S45°32'31"E	28.55'
L58	S49°07'28"W	485.78'
L59	S58°50'30"W	244.60'
L60	S62°03'42"W	225.66'
L61	N57°53'58"W	130.53'
L62	S50°17'42"W	129.27'
L63	S43°21'28"E	80.86'
L64	S33°11'43"E	149.74'
L65	S27°01'01"E	87.04'
L66	S28°42'09"W	82.91'
L67	S49°07'28"W	965.00'
L68	N40°45'42"W	562.59'
L69	N65°57'47"W	32.38'
L70	N47°59'08"W	77.76'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	706.696	5110.000	7°55'26"	N37°53'25"E	706.13
C22	131.124	10990.000	0°41'01"	N34°16'13"E	131.12
C23	1315.483	10990.000	6°51'30"	N39°10'58"E	1314.70
C24	205.267	224.234	52°26'58"	N78°40'09"W	198.17
C25	55.538	49.900	63°46'10"	S10°01'38"W	52.72
C26	278.659	373.627	42°43'57"	N40°13'28"W	272.24
C27	281.618	770.725	20°56'08"	N58°50'07"W	280.05

CD4 – PART 1 LINE TABLE

Line Table		
Line #	Bearing	Length
L28	N41°21'04"W	843.29'
L29	N49°07'28"E	893.28'
L30	S40°45'42"E	843.26'
L31	S49°07'28"W	884.61'

CD4 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L42	S40°45'42"E	562.59'
L43	S49°07'28"W	1016.53'
L44	N39°20'19"W	496.08'
L45	N23°12'13"W	231.61'
L46	N48°11'21"E	97.07'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C18	278.659	373.627	42°43'57"	S40°13'28"E	272.24
C19	268.652	707.273	21°45'48"	N41°34'38"E	267.04
C20	581.181	9855.553	3°22'43"	N41°03'17"E	581.10

CD4 – PART 3 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L71	S19°40'40"E	547.44'
L72	N46°32'15"E	400.03'
L73	S21°47'22"E	163.38'
L74	N64°44'14"E	94.32'
L75	S47°01'56"E	161.57'
L76	S20°30'11"E	331.37'
L77	S11°34'07"W	523.34'
L78	S20°06'04"E	106.23'
L79	S12°14'11"W	286.70'
L80	S49°07'28"W	399.55'
L81	N45°32'31"W	28.55'
L82	N49°14'18"E	221.56'
L83	N40°45'42"W	300.02'
L84	S49°14'18"W	246.65'
L85	N45°32'31"W	1334.51'
L86	N46°24'19"E	350.98'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C28	727.641	10990.000	3°47'37"	N44°30'31"E	727.51

PROPOSED LIFT STATION LINE TABLE

Line Table		
Line #	Bearing	Length
L87	S40°45'42"E	300.02'
L88	S49°14'18"W	221.56'
L89	N40°45'42"W	300.02'
L90	N49°14'18"E	246.65'

LI – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L1	N49°10'24"E	1925.25'
L2	N72°05'03"E	299.59'
L3	N74°46'40"E	108.12'
L4	N89°52'45"E	39.44'
L5	N64°09'35"E	90.85'
L6	N46°49'14"E	235.44'
L7	N35°19'08"E	331.75'
L8	N36°08'22"E	90.92'
L9	N43°29'42"E	73.77'
L10	N52°00'06"E	114.50'
L11	N51°18'05"E	158.56'
L12	N38°41'51"E	94.30'
L13	N29°54'36"E	162.95'
L14	N58°37'53"E	158.19'
L15	N78°28'41"E	71.84'
L16	S83°25'51"E	119.32'
L17	S73°02'48"E	223.87'
L18	S85°17'04"W	42.56'
L19	S04°27'07"W	42.56'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	76.169	11210.000	0°23'22"	S34°07'24"W	76.17
C2	542.452	4860.000	6°23'42"	S37°06'24"W	542.17
C3	717.411	4860.000	8°27'28"	S44°52'05"W	716.76
C4	1413.728	4890.000	16°33'52"	S57°44'03"W	1408.81
C5	628.562	11210.000	3°12'46"	S64°24'36"W	628.48
C6	717.466	11052.000	3°43'10"	S64°39'49"W	717.34

LI – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L20	N86°54'48"W	263.84'
L21	N49°10'24"E	2834.23'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	2697.865	11210.009	13°47'21"	S42°16'42"W	2691.36
C8	178.014	79.177	128°49'06"	N29°37'51"W	142.82

CD5 – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L22	N00°07'28"E	169.59'
L23	N45°11'07"E	222.18'
L24	S40°45'42"E	940.79'
L25	S49°07'28"W	893.28'
L26	N41°21'04"W	300.48'
L27	N44°51'11"W	52.82'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C9	589.764	4632.000	7°17'42"	N40°06'18"E	589.37
C10	352.303	5767.278	3°30'00"	N43°06'04"W	352.25

CD5 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L38	S47°59'08"E	77.76'
L39	S65°57'47"E	32.38'
L40	S48°11'21"W	97.07'
L41	N30°40'06"W	458.24'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C14	281.618	770.725	20°56'08"	S58°50'07"E	280.05
C15	581.181	9855.553	3°22'43"	S41°03'17"W	581.10
C16	268.652	707.273	21°45'48"	S41°34'38"W	267.04
C17	747.962	5110.000	8°23'11"	N46°02'44"E	747.29

CD5 – PART 3 LINE TABLE

Line Table		
Line #	Bearing	Length
L91	S10°39'10"E	165.19'
L92	S23°27'29"E	386.34'
L93	S46°32'15"W	400.03'
L94	N19°40'40"W	547.44'
L95	N46°24'19"E	400.92'

CD5 – PART 4 LINE TABLE

Line Table		
Line #	Bearing	Length
L96	S49°07'28"W	1101.24'
L97	N65°57'58"W	152.79'
L98	N55°05'34"W	63.62'
L99	N18°22'18"W	287.89'
L100	N10°10'40"E	358.74'
L101	N83°26'00"E	146.21'
L102	N72°54'07"E	276.22'
L103	N89°16'20"E	248.87'
L104	N83°43'18"E	191.63'
L105	S85°51'24"E	87.58'
L106	S43°58'55"E	166.76'

NOTES:

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   - LIGHT INDUSTRIAL METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIFT STATION BOUNDARY METES AND BOUNDS DESCRIPTION DATED 06-30-2020.

GORDON N. ANDERSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6617

THE MAYAN REZONE

IN THE
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 813
WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305

HAYS COUNTY, TEXAS
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
5316 West Highway 290
Suite 460
Austin, Texas 78735
Phone 512.439.4700
T.B.P.L.S. Firm No. 10194533

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LJAS1005-2001	2 OF 2

DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION

S:\Main\Survey\Austin_Survey\Austin_Projects\LJAS1005-2001_MAYAN_REZONE\08-CAD\Civil 3D\Plats\The Mayan Rezone_Plat Exhibit.dwg 7/1/2020

LI-PART 1 - 30.380 ACRES (1,323,504 SQUARE FEET)

BEING A 30.380 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY NO. 19, ABSTRACT NO. 813, THE WILLIAM BURNETT JR. SURVEY, ABSTRACT NO. 56, THE WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305, SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 30.380 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A 1/2 INCH IRON ROD FOUND WHICHNBEARS SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST OF THE NORTHEAST RIGHT-OF-WAY LINE OF STAPLES ROAD (80-FOOT RIGHT-OF-WAY), THE WEST CORNER OF SAID 563.797 ACRE TRACT, SAME BEING THE WEST CORNER OF A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., SAME BEING THE SOUTH CORNER OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX., WITH GRID COORDINATES OF N: 13853757.83, E: 2314950.70;

THENCE NORTH 49 DEGREES 10 MINUTES 24 SECONDS EAST, WITH THE NORTHWEST LINE OF SAID 563.797, SAME BEING THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT, A DISTANCE OF 2600.79 FEET TO POINT, FOR THE **POINT OF BEGINNING**, WITH GRID COORDINATES OF N: 13855458.03, E: 2316918.54;

THENCE NORTH 49 DEGREES 10 MINUTES 24 SECONDS EAST, WITH THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 1925.25 FEET TO A POINT;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

1) NORTH 72 DEGREES 05 MINUTES 03 SECONDS EAST, A DISTANCE OF 299.59 FEET TO A POINT,
2) NORTH 74 DEGREES 46 MINUTES 40 SECONDS EAST, A DISTANCE OF 108.12 FEET TO A POINT,
3) NORTH 89 DEGREES 52 MINUTES 45 SECONDS EAST, A DISTANCE OF 39.44 FEET TO A POINT,
4) NORTH 64 DEGREES 09 MINUTES 35 SECONDS EAST, A DISTANCE OF 90.85 FEET TO A POINT,
5) NORTH 46 DEGREES 49 MINUTES 14 SECONDS EAST, A DISTANCE OF 235.44 FEET TO A POINT,
6) NORTH 35 DEGREES 19 MINUTES 08 SECONDS EAST, A DISTANCE OF 331.75 FEET TO A POINT,
7) NORTH 36 DEGREES 08 MINUTES 22 SECONDS EAST, A DISTANCE OF 90.92 FEET TO A POINT,
8) NORTH 43 DEGREES 29 MINUTES 42 SECONDS EAST, A DISTANCE OF 73.77 FEET TO A POINT,

9) NORTH 52 DEGREES 00 MINUTES 06 SECONDS EAST, A DISTANCE OF 114.50 FEET TO A POINT,
10) NORTH 51 DEGREES 18 MINUTES 05 SECONDS EAST, A DISTANCE OF 158.56 FEET TO A POINT,
11) NORTH 38 DEGREES 41 MINUTES 51 SECONDS EAST, A DISTANCE OF 94.30 FEET TO A POINT,
12) NORTH 29 DEGREES 54 MINUTES 36 SECONDS EAST, A DISTANCE OF 162.95 FEET TO A POINT,
13) NORTH 58 DEGREES 37 MINUTES 53 SECONDS EAST, A DISTANCE OF 158.19 FEET TO A POINT,
14) NORTH 78 DEGREES 28 MINUTES 41 SECONDS EAST, A DISTANCE OF 71.84 FEET TO A POINT,
15) SOUTH 83 DEGREES 25 MINUTES 51 SECONDS EAST, A DISTANCE OF 119.32 FEET TO A POINT, AND
16) SOUTH 73 DEGREES 02 MINUTES 48 SECONDS EAST, A DISTANCE OF 223.87 FEET TO A POINT ON THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 76.17 FEET, A RADIUS OF 11210.00 FEET, A DELTA ANGLE OF 00 DEGREES 23 MINUTES 22 SECONDS, AND CHORD THAT BEARS SOUTH 34 DEGREES 07 MINUTES 24 SECONDS WEST, A DISTANCE 76.17 FEET TO A POINT OF CURVE TO THE RIGHT,
2) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 542.45 FEET, A RADIUS OF 4860.00 FEET, A DELTA ANGLE OF 06 DEGREES 21 MINUTES 42 SECONDS, AND CHORD THAT BEARS SOUTH 37 DEGREES 06 MINUTES 24 SECONDS WEST, A DISTANCE 542.17 FEET TO A TXDOT MONUMENT WITH BRASS DISK,
3) SOUTH 85 DEGREES 17 MINUTES 04 SECONDS WEST, A DISTANCE OF 42.56 FEET TO A POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
4) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 717.41 FEET, A RADIUS OF 4860.00 FEET, A DELTA ANGLE OF 08 DEGREES 27 MINUTES 28 SECONDS, AND CHORD THAT BEARS SOUTH 44 DEGREES 52 MINUTES 05 SECONDS WEST, A DISTANCE 716.76 FEET TO A POINT CONTINUING ALONG A CURVE TO THE RIGHT,
5) SOUTH 04 DEGREES 27 MINUTES 07 SECONDS WEST, A DISTANCE OF 42.56 FEET TO A POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
6) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1413.73 FEET, A RADIUS OF 4890.00 FEET, A DELTA ANGLE OF 16 DEGREES 33 MINUTES 52 SECONDS, AND CHORD THAT BEARS SOUTH 57 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE 1408.81 FEET TO A POINT CONTINUING ALONG A CURVE TO THE LEFT,

7) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 628.56 FEET, A RADIUS OF 11210.00 FEET, A DELTA ANGLE OF 03 DEGREES 12 MINUTES 46 SECONDS, AND CHORD THAT BEARS SOUTH 64 DEGREES 24 MINUTES 36 SECONDS WEST, A DISTANCE 628.48 FEET TO A POINT CONTINUING ALONG A CURVE TO THE RIGHT, AND
8) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 717.47 FEET, A RADIUS OF 11052.00 FEET, A DELTA ANGLE OF 03 DEGREES 43 MINUTES 30 SECONDS, AND CHORD THAT BEARS SOUTH 64 DEGREES 39 MINUTES 55 SECONDS WEST, A DISTANCE 717.34 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 30.380 ACRES OF LAND, MORE OR LESS.

LI-PART 2 - 7.639 ACRES (332,768 SQUARE FEET)

BEING A 7.639 ACRE TRACT OF LAND OUT OF THE WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305, SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 7.639 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT MONUMENT WITH BRASS DISK FOUND ON THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX., FOR THE NORTHEAST CORNER OF A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., WITH GRID COORDINATES OF N: 13861029.40, E 2323366.95, THENCE SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID 563.797, SAME BEING THE SOUTHEAST LINE OF SAID 532.212 ACRE TRACT, A DISTANCE OF 1575.00 FEET TO POINT, FOR THE **POINT OF BEGINNING**, WITH GRID COORDINATES OF N: 13860000.00, E: 2322175.51, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT, BEING SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 2698.57 FEET, A RADIUS OF 11210.00 FEET, A DELTA ANGLE OF 13 DEGREES 47 MINUTES 34 SECONDS, AND CHORD THAT BEARS SOUTH 42 DEGREES 16 MINUTES 49 SECONDS WEST, A DISTANCE 2692.06 FEET TO A POINT,

THENCE DEPARTING THE NORTHWEST LINE OF SAID 53.897 ACRE TRACT, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) NORTH 86 DEGREES 54 MINUTES 48 SECONDS WEST, A DISTANCE 263.84 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT, AND

2) BEING SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 178.01 FEET, A RADIUS OF 79.18 FEET, A DELTA ANGLE OF 128 DEGREES 49 MINUTES 06 SECONDS, AND CHORD THAT BEARS NORTH 29 DEGREES 37 MINUTES 51 SECONDS WEST, A DISTANCE 142.82 FEET TO A POINT ON THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 6715.18 FEET;

THENCE NORTH 49 DEGREES 10 MINUTES 24 SECONDS EAST, A DISTANCE 2834.94 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 7.639 ACRES OF LAND, MORE OR LESS.

Bearing Basis:
All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.

06/30/2020

Gordon Anderson, RPLS No. 6617
LJA Surveying, Inc.
5316 Highway 290 West, Suite 460
Austin, Texas 78735
Texas Firm No. 10194533

STATE OF TEXAS
REGISTERED
GORDON N. ANDERSON
6617
PROFESSIONAL
LAND SURVEYOR

Issue Date : 6/26/2020

TAX CERTIFICATE

Office of Daryl John Tax Assessor-Collector

Guadalupe Tax Office
307 W. Court
Seguin, TX 78155
Ph: (830) 379-2315 Fax: (830) 372-9940

This certificate includes tax years up to 2019

Entities to which this certificate applies:

RLT - Lateral Roads

GGU - Guadalupe County

Property Information

Property ID : 2G0021-0000-03200-0-00
Quick-Ref ID : R25912

FM 621

ABS: 21 SUR: B & G
FULCHER 277.4150 AC.

Value Information

Land HS	:	$0.00
Land NHS	:	$0.00
Imp HS	:	$0.00
Imp NHS	:	$3,834.00
Ag Mkt	:	$2,217,794.00
Ag Use	:	$20,806.00
Tim Mkt	:	$0.00
Tim Use	:	$0.00
HS Cap Adj	:	$0.00
Assessed	:	$24,640.00

Owner Information

Owner ID : O0165051

MAYAN AT SAN MARCOS RIVER LLC
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
GGU	2019	81.78	0.00	0.00	0.00	0.00
RLT	2019	12.32	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2020 : $0.00
Total due on all bills 6/30/2020 : $0.00
2019 taxes paid for entity GGU $81.78
2019 taxes paid for entity RLT $12.32
2019 Total Taxes Paid : $94.10
Date of Last Payment : 12/30/19

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.].

Signature of Authorized Officer of the Tax Office

Date of Issue	:	06/26/2020
Requestor	:	MAYAN AT SAN MARCOS RIVER LLC
Receipt	:	SC-2020-143058
Fee Paid	:	$10.00
Payer	:	MAYAN AT SAN MARCOS RIVER LLC

TAX RECEIPT

Guadalupe County Tax Office
Daryl John Tax Assessor/Collector
P.O. Box 70 (307 W. Court)
Seguin, TX 78155
830 379-2315

Receipt Number: **SC-2020-143058**

Payor:	MAYAN AT SAN MARCOS RIVER LLC (O0165051) 22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0165051) 22711 FOSSIL PEAK SAN ANTONIO, TX 78261

Quick Ref ID:	R25912	Property:	2G0021-0000-03200-0-00
Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0165051) - 100%	Legal Description:	ABS: 21 SUR: B & G FULCHER 277.4150 AC.
Owner Address:	22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Situs Address:	FM 621

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00
	Total Payment Amount	**10.00**
	Credit Card Tendered	10.00
	Total Tendered	**10.00**
	Remaining Balance Due, including other fees, as of 6/26/2020	**0.00**

Date Paid: 06/26/2020
Effective Date: 06/26/2020
Station: lindaw
Cashier:

Issue Date : 6/26/2020

TAX CERTIFICATE

Jenifer OKane Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2019

Entities to which this certificate applies:

RSP - Special Road Dist
CSM - City Of San Marcos
SSM - San Marcos CISD
GHA - Hays County

Property Information

Property ID : 10-0813-0001-00000-3
Quick-Ref ID : R92442

FM 621 SAN MARCOS, TX 78666

A0813 B & G FULCHER SURVEY, ACRES 103.1999

Value Information

Land HS	:	$0.00
Land NHS	:	$0.00
Imp HS	:	$0.00
Imp NHS	:	$0.00
Ag Mkt	:	$686,270.00
Ag Use	:	$11,570.00
Tim Mkt	:	$0.00
Tim Use	:	$0.00
HS Cap Adj	:	$0.00
Assessed	:	$11,570.00

Owner Information

Owner ID : O0178516

MAYAN AT SAN MARCOS RIVER LLC
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2019	152.02	0.00	0.00	0.00	0.00
RSP	2019	3.91	0.00	0.00	0.00	0.00
GHA	2019	45.12	0.00	0.00	0.00	0.00
CSM	2019	71.03	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2020 : $0.00
Total due on all bills 6/30/2020 : $0.00

2019 taxes paid for entity SSM $152.02
2019 taxes paid for entity RSP $3.91
2019 taxes paid for entity GHA $45.12
2019 taxes paid for entity CSM $71.03

2019 Total Taxes Paid : $272.08
Date of Last Payment : 01/02/20

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.].

Signature of Authorized Officer of the Tax Office

Date of Issue	:	06/26/2020
Requestor	:	MAYAN AT SAN MARCOS RIVER LLC
Receipt	:	SM-2020-1263550
Fee Paid	:	$10.00
Payer	:	MAYAN AT SAN MARCOS RIVER LLC

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REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1222701**

Payor: Todd Burek ()
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Owner: MAYAN AT SAN MARCOS RIVER LLC
(O0178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Quick Ref ID:	R92442	Property:	10-0813-0001-00000-3
Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) - 100%	Legal Description:	A0813 B & G FULCHER SURVEY, ACRES 103.1999
Owner Address:	22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Situs Address:	FM 621 SAN MARCOS, TX 78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2019					
San Marcos CISD	11,570	1.313900	152.02	152.02	152.02
Special Road Dist	11,570	0.033800	3.91	3.91	3.91
Hays County	11,570	0.389900	45.12	45.12	45.12
City Of San Marcos	11,570	0.613900	71.03	71.03	71.03

Total Payment Amount	**272.08**
Internet Credit Cards (Ref # 6T7709504R758762W) Tendered	272.08
Total Tendered	**272.08**
Remaining Balance Due, including other fees, as of 6/26/2020	**0.00**

Date Paid: 01/02/2020
Effective Date: 12/27/2019
Station/Till: Vianna/Internet Payment's Till
Cashier:

TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1263550**

Payor:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) 22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) 22711 FOSSIL PEAK SAN ANTONIO, TX 78261

Quick Ref ID:	R92442	Property:	10-0813-0001-00000-3
Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) - 100%	Legal Description:	A0813 B & G FULCHER SURVEY, ACRES 103.1999
Owner Address:	22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Situs Address:	FM 621 SAN MARCOS, TX 78666

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00
	Total Payment Amount	**10.00**
	Credit Card (Ref # 2105032700) Tendered	10.00
	Total Tendered	**10.00**
	Remaining Balance Due, including other fees, as of 6/26/2020	**0.00**

Date Paid: 06/26/2020
Effective Date: 06/26/2020
Station/Till: Glenda/Glenda's Till
Cashier:

Issue Date : 6/26/2020

TAX CERTIFICATE

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2019

Entities to which this certificate applies:

RSP - Special Road Dist
CSM - City Of San Marcos
SSM - San Marcos CISD
GHA - Hays County

Property Information

Property ID : 10-0056-0002-00000-3
Quick-Ref ID : R13041

2801 FM 621 SAN MARCOS, TX 78666

A0056 WILLIAM BURNETT JR SURVEY, TRACT PT 6, ACRES 26.7636, (1.00 AC RES)

Value Information

Land HS	:	$0.00
Land NHS	:	$6,650.00
Imp HS	:	$0.00
Imp NHS	:	$1,000.00
Ag Mkt	:	$171,330.00
Ag Use	:	$2,890.00
Tim Mkt	:	$0.00
Tim Use	:	$0.00
HS Cap Adj	:	$0.00
Assessed	:	$10,540.00

Owner Information

Owner ID : O0178516

MAYAN AT SAN MARCOS RIVER LLC
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2019	138.49	0.00	0.00	0.00	0.00
RSP	2019	3.56	0.00	0.00	0.00	0.00
GHA	2019	41.09	0.00	0.00	0.00	0.00
CSM	2019	64.71	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2020 : $0.00
Total due on all bills 6/30/2020 : $0.00

2019 taxes paid for entity SSM $138.49
2019 taxes paid for entity RSP $3.56
2019 taxes paid for entity GHA $41.09
2019 taxes paid for entity CSM $64.71

2019 Total Taxes Paid : $247.85
Date of Last Payment : 01/02/20

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.].

Signature of Authorized Officer of the Tax Office

Date of Issue	:	06/26/2020
Requestor	:	MAYAN AT SAN MARCOS RIVER LLC
Receipt	:	SM-2020-1263547
Fee Paid	:	$10.00
Payer	:	MAYAN AT SAN MARCOS RIVER LLC

REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1222675**

Payor: Todd Burek ()
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Owner: MAYAN AT SAN MARCOS RIVER LLC
(O0178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Quick Ref ID:	R13041	Property:	10-0056-0002-00000-3
Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) - 100%	Legal Description:	A0056 WILLIAM BURNETT JR SURVEY, TRACT PT 6, ACRES 26.7636, (1.00 AC RES)
Owner Address:	22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Situs Address:	2801 FM 621 SAN MARCOS, TX 78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2019					
San Marcos CISD	10,540	1.313900	138.49	138.49	138.49
Special Road Dist	10,540	0.033800	3.56	3.56	3.56
Hays County	10,540	0.389900	41.09	41.09	41.09
City Of San Marcos	10,540	0.613900	64.71	64.71	64.71

Total Payment Amount	**247.85**
Internet Credit Cards (Ref # 6T7709504R758762W) Tendered	247.85
Total Tendered	**247.85**
Remaining Balance Due, including other fees, as of 6/26/2020	**0.00**

Date Paid: 01/02/2020
Effective Date: 12/27/2019
Station/Till: Vianna/Internet Payment's Till
Cashier:

TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1263547**

Payor:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) 22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) 22711 FOSSIL PEAK SAN ANTONIO, TX 78261

Quick Ref ID:	R13041	Property:	10-0056-0002-00000-3
Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) - 100%	Legal Description:	A0056 WILLIAM BURNETT JR SURVEY, TRACT PT 6, ACRES 26.7636, (1.00 AC RES)
Owner Address:	22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Situs Address:	2801 FM 621 SAN MARCOS, TX 78666

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00
	Total Payment Amount	**10.00**
	Credit Card (Ref # 2105032700) Tendered	10.00
	Total Tendered	**10.00**
	Remaining Balance Due, including other fees, as of 6/26/2020	**0.00**

Date Paid: 06/26/2020
Effective Date: 06/26/2020
Station/Till: Glenda/Glenda's Till
Cashier:

Issue Date : 6/26/2020

TAX CERTIFICATE

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2019

Entities to which this certificate applies:

RSP - Special Road Dist
CSM - City Of San Marcos
SSM - San Marcos CISD
GHA - Hays County

Property Information

Property ID : 10-0305-0003-00000-3
Quick-Ref ID : R16386

FM 621 SAN MARCOS, TX 78666

A0305 W A MATTHEWS SURVEY, ACRES 52.0043

Value Information

Land HS	:	$0.00
Land NHS	:	$0.00
Imp HS	:	$0.00
Imp NHS	:	$0.00
Ag Mkt	:	$345,820.00
Ag Use	:	$5,830.00
Tim Mkt	:	$0.00
Tim Use	:	$0.00
HS Cap Adj	:	$0.00
Assessed	:	$5,830.00

Owner Information

Owner ID : O0178516

MAYAN AT SAN MARCOS RIVER LLC
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2019	76.60	0.00	0.00	0.00	0.00
RSP	2019	1.97	0.00	0.00	0.00	0.00
GHA	2019	22.73	0.00	0.00	0.00	0.00
CSM	2019	35.79	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2020 : $0.00
Total due on all bills 6/30/2020 : $0.00
2019 taxes paid for entity SSM $76.60
2019 taxes paid for entity RSP $1.97
2019 taxes paid for entity GHA $22.73
2019 taxes paid for entity CSM $35.79
2019 Total Taxes Paid : $137.09
Date of Last Payment : 01/02/20

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.].

Signature of Authorized Officer of the Tax Office

Date of Issue	:	06/26/2020
Requestor	:	MAYAN AT SAN MARCOS RIVER LLC
Receipt	:	SM-2020-1263548
Fee Paid	:	$10.00
Payer	:	MAYAN AT SAN MARCOS RIVER LLC

REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1222688**

Payor: Todd Burek ()
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Owner: MAYAN AT SAN MARCOS RIVER LLC
(O0178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Quick Ref ID:	R16386	Property:	10-0305-0003-00000-3
Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) - 100%	Legal Description:	A0305 W A MATTHEWS SURVEY, ACRES 52.0043
Owner Address:	22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Situs Address:	FM 621 SAN MARCOS, TX 78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2019					
San Marcos CISD	5,830	1.313900	76.60	76.60	76.60
Special Road Dist	5,830	0.033800	1.97	1.97	1.97
Hays County	5,830	0.389900	22.73	22.73	22.73
City Of San Marcos	5,830	0.613900	35.79	35.79	35.79

Total Payment Amount	**137.09**
Internet Credit Cards (Ref # 6T7709504R758762W) Tendered	137.09
Total Tendered	**137.09**
Remaining Balance Due, including other fees, as of 6/26/2020	**0.00**

Date Paid: 01/02/2020
Effective Date: 12/27/2019
Station/Till: Vianna/Internet Payment's Till
Cashier:

TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1263548**

Payor:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) 22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) 22711 FOSSIL PEAK SAN ANTONIO, TX 78261

Quick Ref ID:	R16386	Property:	10-0305-0003-00000-3
Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) - 100%	Legal Description:	A0305 W A MATTHEWS SURVEY, ACRES 52.0043
Owner Address:	22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Situs Address:	FM 621 SAN MARCOS, TX 78666

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00
	Total Payment Amount	**10.00**
	Credit Card (Ref # 2105032700) Tendered	10.00
	Total Tendered	**10.00**
	Remaining Balance Due, including other fees, as of 6/26/2020	**0.00**

Date Paid: 06/26/2020
Effective Date: 06/26/2020
Station/Till: Glenda/Glenda's Till
Cashier:

Issue Date : 6/26/2020

TAX CERTIFICATE

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2019

Entities to which this certificate applies:

RSP - Special Road Dist
CSM - City Of San Marcos
SSM - San Marcos CISD
GHA - Hays County

Property Information

Property ID : 10-0305-0003-00002-3
Quick-Ref ID : R151618

FM 110 SAN MARCOS, TX 78666

A0305 A0305 - W A MATTHEWS SURVEY, ACRES 14.6596

Value Information

Land HS	:	$0.00
Land NHS	:	$0.00
Imp HS	:	$0.00
Imp NHS	:	$0.00
Ag Mkt	:	$120,250.00
Ag Use	:	$1,640.00
Tim Mkt	:	$0.00
Tim Use	:	$0.00
HS Cap Adj	:	$0.00
Assessed	:	$1,640.00

Owner Information

Owner ID : O0178516

MAYAN AT SAN MARCOS RIVER LLC
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2019	21.55	0.00	0.00	0.00	0.00
RSP	2019	0.55	0.00	0.00	0.00	0.00
GHA	2019	6.39	0.00	0.00	0.00	0.00
CSM	2019	10.06	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2020 : $0.00
Total due on all bills 6/30/2020 : $0.00
2019 taxes paid for entity SSM $21.55
2019 taxes paid for entity RSP $0.55
2019 taxes paid for entity GHA $6.39
2019 taxes paid for entity CSM $10.06
2019 Total Taxes Paid : $38.55
Date of Last Payment : 01/02/20

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.].

Signature of Authorized Officer of the Tax Office

Date of Issue	:	06/26/2020
Requestor	:	MAYAN AT SAN MARCOS RIVER LLC
Receipt	:	SM-2020-1263549
Fee Paid	:	$10.00
Payer	:	MAYAN AT SAN MARCOS RIVER LLC

REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1222652**

Payor: Todd Burek ()
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Owner: MAYAN AT SAN MARCOS RIVER LLC
(O0178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Quick Ref ID:	R151618	Property:	10-0305-0003-00002-3
Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) - 100%	Legal Description:	A0305 A0305 - W A MATTHEWS SURVEY, ACRES 14.6596
Owner Address:	22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Situs Address:	FM 110 SAN MARCOS, TX 78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2019					
San Marcos CISD	1,640	1.313900	21.55	21.55	21.55
Special Road Dist	1,640	0.033800	0.55	0.55	0.55
Hays County	1,640	0.389900	6.39	6.39	6.39
City Of San Marcos	1,640	0.613900	10.06	10.06	10.06

Total Payment Amount	**38.55**
Internet Credit Cards (Ref # 6T7709504R758762W) Tendered	38.55
Total Tendered	**38.55**
Remaining Balance Due, including other fees, as of 6/26/2020	**0.00**

Date Paid: 01/02/2020
Effective Date: 12/27/2019
Station/Till: Vianna/Internet Payment's Till
Cashier:

TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1263549**

Payor:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) 22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) 22711 FOSSIL PEAK SAN ANTONIO, TX 78261

Quick Ref ID:	R151618	Property:	10-0305-0003-00002-3
Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) - 100%	Legal Description:	A0305 A0305 - W A MATTHEWS SURVEY, ACRES 14.6596
Owner Address:	22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Situs Address:	FM 110 SAN MARCOS, TX 78666

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00
	Total Payment Amount	**10.00**
	Credit Card (Ref # 2105032700) Tendered	10.00
	Total Tendered	**10.00**
	Remaining Balance Due, including other fees, as of 6/26/2020	**0.00**

Date Paid: 06/26/2020
Effective Date: 06/26/2020
Station/Till: Glenda/Glenda's Till
Cashier:

Issue Date : 6/26/2020

TAX CERTIFICATE

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2019

Entities to which this certificate applies:

RSP - Special Road Dist
CSM - City Of San Marcos
SSM - San Marcos CISD
GHA - Hays County

Property Information

Property ID : 10-0056-0002-00002-3
Quick-Ref ID : R151617

FM 110 SAN MARCOS, TX 78666

A0056 A0056 - WILLIAM BURNETT JR SURVEY, TRACT PT 6, ACRES 35.3146

Value Information

Land HS	:	$0.00
Land NHS	:	$0.00
Imp HS	:	$0.00
Imp NHS	:	$0.00
Ag Mkt	:	$289,670.00
Ag Use	:	$3,960.00
Tim Mkt	:	$0.00
Tim Use	:	$0.00
HS Cap Adj	:	$0.00
Assessed	:	$3,960.00

Owner Information

Owner ID : O0178516

MAYAN AT SAN MARCOS RIVER LLC
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2019	52.03	0.00	0.00	0.00	0.00
RSP	2019	1.34	0.00	0.00	0.00	0.00
GHA	2019	15.44	0.00	0.00	0.00	0.00
CSM	2019	24.31	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2020 : $0.00
Total due on all bills 6/30/2020 : $0.00
2019 taxes paid for entity SSM $52.03
2019 taxes paid for entity RSP $1.34
2019 taxes paid for entity GHA $15.44
2019 taxes paid for entity CSM $24.31
2019 Total Taxes Paid : $93.12
Date of Last Payment : 01/02/20

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.].

Signature of Authorized Officer of the Tax Office

Date of Issue	:	06/26/2020
Requestor	:	MAYAN AT SAN MARCOS RIVER LLC
Receipt	:	SM-2020-1263545
Fee Paid	:	$10.00
Payer	:	MAYAN AT SAN MARCOS RIVER LLC

REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1222655**

Payor: Todd Burek ()
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Owner: MAYAN AT SAN MARCOS RIVER LLC
(O0178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Quick Ref ID:	R151617	Property:	10-0056-0002-00002-3
Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) - 100%	Legal Description:	A0056 A0056 - WILLIAM BURNETT JR SURVEY, TRACT PT 6, ACRES 35.3146
Owner Address:	22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Situs Address:	FM 110 SAN MARCOS, TX 78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2019					
San Marcos CISD	3,960	1.313900	52.03	52.03	52.03
Special Road Dist	3,960	0.033800	1.34	1.34	1.34
Hays County	3,960	0.389900	15.44	15.44	15.44
City Of San Marcos	3,960	0.613900	24.31	24.31	24.31

Total Payment Amount	**93.12**
Internet Credit Cards (Ref # 6T7709504R758762W) Tendered	93.12
Total Tendered	**93.12**
Remaining Balance Due, including other fees, as of 6/26/2020	**0.00**

Date Paid: 01/02/2020
Effective Date: 12/27/2019
Station/Till: Vianna/Internet Payment's Till
Cashier:

TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1263545**

Payor:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) 22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) 22711 FOSSIL PEAK SAN ANTONIO, TX 78261

Quick Ref ID:	R151617	Property:	10-0056-0002-00002-3
Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) - 100%	Legal Description:	A0056 A0056 - WILLIAM BURNETT JR SURVEY, TRACT PT 6, ACRES 35.3146
Owner Address:	22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Situs Address:	FM 110 SAN MARCOS, TX 78666

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00
	Total Payment Amount	**10.00**
	Credit Card (Ref # 2105032700) Tendered	10.00
	Total Tendered	**10.00**
	Remaining Balance Due, including other fees, as of 6/26/2020	**0.00**

Date Paid: 06/26/2020
Effective Date: 06/26/2020
Station/Till: Glenda/Glenda's Till
Cashier:

Issue Date : 6/26/2020

TAX CERTIFICATE

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2019

Entities to which this certificate applies:

CSM-GU - CITY OF SAN MARCOS - GUADALUPE CO

SSM-GU - SAN MARCOS CISD - GUADALUPE CO

Property Information

Property ID : 2G0021-0000-03200-0-00
Quick-Ref ID : R55712

FM 621

ABS: 21 SUR: B & G FULCHER 277.4150 AC.

Value Information

Land HS	:	$0.00
Land NHS	:	$0.00
Imp HS	:	$0.00
Imp NHS	:	$3,834.00
Ag Mkt	:	$2,217,794.00
Ag Use	:	$20,806.00
Tim Mkt	:	$0.00
Tim Use	:	$0.00
HS Cap Adj	:	$0.00
Assessed	:	$24,640.00

Owner Information

Owner ID : O0178516

MAYAN AT SAN MARCOS RIVER LLC
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM-	2019	323.75	0.00	0.00	0.00	0.00
CSM-	2019	151.26	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2020 : $0.00
Total due on all bills 6/30/2020 : $0.00

2019 taxes paid for entity SSM-GU $323.75
2019 taxes paid for entity CSM-GU $151.26

2019 Total Taxes Paid : $475.01

Date of Last Payment : 01/02/20

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.].

Signature of Authorized Officer of the Tax Office

Date of Issue	:	06/26/2020
Requestor	:	MAYAN AT SAN MARCOS RIVER LLC
Receipt	:	SM-2020-1263546
Fee Paid	:	$10.00
Payer	:	MAYAN AT SAN MARCOS RIVER LLC

REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1222694**

Payor: Todd Burek ()
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Owner: MAYAN AT SAN MARCOS RIVER LLC
(O0178516)
22711 FOSSIL PEAK
SAN ANTONIO, TX 78261

Quick Ref ID:	R55712	Property:	2G0021-0000-03200-0-00
Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) - 100%	Legal Description:	ABS: 21 SUR: B & G FULCHER 277.4150 AC.
Owner Address:	22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Situs Address:	FM 621

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2019					
SAN MARCOS CISD -	24,640	1.313900	323.75	323.75	323.75
CITY OF SAN	24,640	0.613900	151.26	151.26	151.26

Total Payment Amount	**475.01**
Internet Credit Cards (Ref # 6T7709504R758762W) Tendered	475.01
Total Tendered	**475.01**
Remaining Balance Due, including other fees, as of 6/26/2020	**0.00**

Date Paid: 01/02/2020
Effective Date: 12/27/2019
Station/Till: Vianna/Internet Payment's Till
Cashier:

TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2020-1263546**

Payor:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) 22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) 22711 FOSSIL PEAK SAN ANTONIO, TX 78261

Quick Ref ID:	R55712	Property:	2G0021-0000-03200-0-00
Owner:	MAYAN AT SAN MARCOS RIVER LLC (O0178516) - 100%	Legal Description:	ABS: 21 SUR: B & G FULCHER 277.4150 AC.
Owner Address:	22711 FOSSIL PEAK SAN ANTONIO, TX 78261	Situs Address:	FM 621

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00
	Total Payment Amount	**10.00**
	Credit Card (Ref # 2105032700) Tendered	10.00
	Total Tendered	**10.00**
	Remaining Balance Due, including other fees, as of 6/26/2020	**0.00**

Date Paid: 06/26/2020
Effective Date: 06/26/2020
Station/Till: Glenda/Glenda's Till
Cashier:

File #: Ord. 2020-64(b), **Version:** 1

AGENDA CAPTION:
Consider approval of Ordinance 2020-64, on the second of two readings, amending the Official Zoning Map of the City in Case No. ZC-20-18, by rezoning approximately 30.326 acres of land located at 2801 Staples Road from “FD” Future Development District to “CD-5” Character District-5; including procedural provisions; and providing an effective date.
Meeting date: September 15, 2020

Department: Planning & Development

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 - Direct Growth, Compatible with Surrounding Uses

☐ Neighborhoods & Housing - Choose an item.

☐ Parks, Public Spaces & Facilities - Choose an item.

☒ Transportation - Safe, Well coordinated transportation system implemented in an environmentally sensitive manner

☐ Core Services

☐ Not Applicable

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

Vision San Marcos - A River Runs Through Us

Background Information:

The subject property is within City limits and was annexed in 2008. The property is currently vacant and is surrounded almost exclusively by vacant, rural/agricultural land as well as the San Marcos River along the northernmost extent of the subject tract and some existing residential and commercial uses in the Redwood community along the southernmost extent of the subject tract. In addition, FM 110 is proposed to be located adjacent to the subject property and right-of-way has already been dedicated in order to provide for the future construction of FM 110.

The original request was for a zoning change to “Character District-5” is to allow for the development of approximately 43 acres of mixed commercial and multi-family uses along the future FM 110 corridor. During consideration on first reading the developer indicated a willingness to exclude from the zoning request the 12.546 acre area defined as “Part 4” on the zoning exhibit. Accordingly, for second reading the total acreage was reduced by this amount for a total area to be rezoned of 30.326 acres.

The applicant is also requesting to rezone an additional approximate 337 acres in the vicinity of the future FM 110 corridor between Staples Road and the San Marcos River to CD-3 CD-4, and LI zoning. These requests are being considered as separate zoning requests (ZC-20-17, ZC-20-19, and ZC-20-20).

The City of San Marcos will provide wastewater services at the site and as the property is within the Crystal Clear CCN, Crystal Clear Special Utility District will provide water service. The developer will be responsible for extending water and wastewater facilities through the site as needed. Bluebonnet Electric Cooperative will provide electric service to this development.

Council Committee, Board/Commission Action:

Planning and Zoning Commission Meeting: August 11, 2020

Speakers in favor or opposed:

1. David Earl (in favor)
2. Tory Hurt (in favor)

Recommendation from the Planning and Zoning Commission meeting:

Approved 9-0 with the alternate recommendation:

- Approval of requested CD-5 zoning with exclusion of the ~12.546-acre tract located within the regulatory floodway and Open Space Preferred Scenario map designation and referred to as “CD-5 Part 4” in the submitted metes & bounds.

City Council Meeting: September 1, 2020

Speakers in favor or opposed: David Earl spoke in favor of the request.

Vote for approval/denial from the City Council:

A motion was made by Councilmember Mihalkanin, seconded by Councilmember Rockeymoore, to approve Ordinance 2020-64, with the exclusion of the ~12.546-acre tract located within the regulatory floodway and Open Space Preferred Scenario designation, on the first of two readings. The motion carried 7-0.

At the meeting, the City Council discussed their desire to see the ~12.546-acre tract remain undeveloped and potentially be used as parkland or as a parkland amenity for residents. The City Council also discussed the possibility for clustered development adjacent to the San Marcos River and floodplain and asked if this requirement would be included in a separate agreement. The applicant stated they did intend to pursue cluster development (as allowed by the San Marcos Development Code) but did not intend to include it in a separate agreement since the next stages of development were not fully planned out yet. Finally, the City Council discussed including, by separate agreement, that the development would not be called “The Mayan”. The applicant stated they would be happy to commit to this requirement in a separate agreement.

Alternatives:

n/a

Recommendation:

The Development Code states that a request for Character District-5 zoning in an Area of Stability - Low Intensity designation should be “Considered” based on the criteria provided in Section 2.5.1.4. Requests for this zoning in Area of Stability-Open Space designations are “Not Preferred” and require additional scrutiny.

Although the proposed zoning change to Character District-5 is not compatible with surrounding existing uses (rural and agricultural land) the subject property’s location abutting the proposed FM 110 San Marcos eastern loop may provide justification for support as it meets the intent of an “Employment Corridor” identified on the Preferred Scenario Map. FM 110 is identified as a major transportation network and will be initially funded by a Transportation Reinvestment Zone (TRZ) to capture a portion of the increased value of development occurring along the alignment. In addition, while the Comprehensive Plan envisions low intensity uses such as single family residential, bed and breakfasts, home offices, etc. in Low Intensity areas it also identifies mixed-use building types as appropriate at future nodes and corridors. While the interior street network of this development has not been identified at this time, the majority of the proposed CD-5 zoning is located along the FM-110 corridor.

A portion of the subject property is located within the regulatory floodway. This portion of the proposed CD-5 zoning district is also located within an Open Space designation on the Preferred Scenario Map which according to the Comprehensive Plan is suitable for limited residential, agricultural, preservation, or limited

active recreation uses.

To help address concerns with the zoning district's lack of alignment with the purpose and intent of Open Space designations on the Preferred Scenario Map and its location within the floodway, staff offers the below **alternate recommendation** for the Council's consideration:

- Approval of requested CD-5 zoning with exclusion of the ~12.546-acre tract located within the regulatory floodway and Open Space Preferred Scenario designation.

ORDINANCE NO. 2020-64

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY IN CASE NO. ZC-20-18 BY REZONING APPROXIMATELY 30.326 ACRES OF LAND LOCATED AT 2801 STAPLES ROAD FROM "FD" FUTURE DEVELOPMENT DISTRICT TO "CD-5" CHARACTER DISTRICT-5; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

1. On August 11, 2020, the Planning and Zoning Commission of the City of San Marcos held a public hearing regarding a request to change the zoning designation from "FD" Future Development District to "CD-5" Character District-5 for approximately 30.326 acres of land located 2801 Staples Road.

2. The Planning and Zoning Commission approved a recommendation to the City Council regarding the request.

3. The City Council held a public hearing on September 1, 2020 regarding the request.

4. All requirements pertaining to Zoning Map amendments have been met.

5. The City Council hereby finds and determines that the adoption of the following ordinance is in the interest of the public health, morals, welfare and safety.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. The Official Zoning Map of the City is amended to rezone three tracts of land totaling approximately 30.326 acres (Part 1-18.031 acres, Part 2-7.850 acres and Part 3-4.445 acres) described by metes and bounds in Exhibit A, attached hereto and made a part hereof for all purposes, from "FD" Future Development District to "CD-5" Character District-5.

SECTION 2. If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

SECTION 3. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

SECTION 4. This ordinance will take effect after its passage, approval and adoption on second reading.

PASSED AND APPROVED on first reading on September 1, 2020.

PASSED, APPROVED AND ADOPTED on second reading on September 15, 2020.

Jane Hughson
Mayor

Attest:

Tammy K. Cook
Interim City Clerk

Approved:

Michael J. Cosentino
City Attorney

EXHIBIT A

CD5-PART 1 – 18.031 ACRES (785,430 SQUARE FEET)

BEING A 18.031 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY NO. 19, ABSTRACT NO. 813 AND THE WILLIAM BURNETT JR. SURVEY, ABSTRACT NO. 56, SITUATED IN HAYS COUNTY, TEXAS, AND THE BENJAMIN & GRAVES FULCHER SURVEY NO. 19, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 18.031 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., ON THE NORTHEASTERLY RIGHT-OF-WAY OF STAPLES ROAD (80-FOOT RIGHT-OF-WAY) AND FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 201616001654, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAME BEING THE SOUTH CORNER OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX., WITH GRID COORDINATES OF N:13853757.83, E: 2314950.70, FROM WHICH POINT A 1/2-INCH IRON ROD FOUND BEARS SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 0.79 FEET,

THENCE SOUTH 44 DEGREES 51 MINUTES 11 SECONDS EAST, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, A DISTANCE OF 410.27 FEET TO A TXDOT TYPE II DISK MONUMENT FOUND AT THE SOUTH CORNER OF SAID 53.897 ACRE TRACT, FOR THE **POINT OF BEGINNING**, WITH GRID COORDINATES OF N: 13853467.70, E: 2315240.04;

THENCE WITH THE SOUTHEAST LINE OF SAID 53.897 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) NORTH 00 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 169.59 FEET TO A POINT,
2) NORTH 45 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 222.18 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, AND
3) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 589.76 FEET, A RADIUS OF 4,632.00 FEET, A DELTA ANGLE 07 DEGREES 17 MINUTES 42 SECONDS, AND A CHORD THAT BEARS NORTH 40 DEGREES 06 MINTUES 18 SECONDS EAST, A DISTANCE OF 589.37 FEET TO A POINT;

THENCE SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, DEPARTING THE SOUTHEAST LINE OF SAID 53.897 ACRE TRACT, A DISTANCE OF 940.79 FEET TO A POINT;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, OVER AND ACROSS SAID 563.797 ACRE TRACT, A DISTANCE OF 893.28 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, FROM WHICH A FENCE CORNER POST FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT, SAME BEING THE WEST CORNER OF A CALLED 50.0620 ACRE TRACT CONVEYED IN DEED TO JAIME M. CADENA AND WIFE, SAN JUANA CADENA, RECORDED IN VOLUME 3141, PAGE 280, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, BEARS SOUTH 41 DEGREES 21 MINUTES 04 SECONDS EAST, A DISTANCE OF 843.29 FEET;

THENCE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, SAME BEING THE SOUTHWEST LINE OF SAID 563.797 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, A DISTANCE OF 300.48 FEET TO A TXDOT TYPE I CONCRETE MONUMENT AT THE BEGINNING OF A CURVE TO THE LEFT,
2) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 352.30 FEET, A RADIUS OF 5,767.28 FEET, A DELTA ANGLE OF 03 DEGREES 30 MINUTES 00 SECONDS, AND CHORD THAT BEARS NORTH 43 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE 352.25 FEET TO A TXDOT TYPE I CONCRETE MONUMENT, AND
3) NORTH 44 DEGREES 51 MINUTES 11 SECONDS WEST, A DISTANCE OF 52.82 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 18.031 ACRES OF LAND, MORE OR LESS.

CD5-PART 2 – 7.850 ACRES (341,948 SQUARE FEET)

BEING A 7.850 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813, SITUATED IN HAYS COUNTY, TEXAS AND THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 7.850 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.40 E: 2323366.95;

THENCE SOUTH 17 DEGREES 04 MINUTES 02 SECONDS EAST, A DISTANCE OF 259.02 FEET TO THE **POINT OF BEGINNING** ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, WITH GRID COORDINATES OF N: 13857094.72, E: 2319952.15;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1) SOUTH 47 DEGREES 59 MINUTES 08 SECONDS EAST, A DISTANCE OF 77.76 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,
2) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 281.62 FEET, A RADIUS OF 770.72 FEET, A DELTA ANGLE OF 20 DEGREES 56 MINUTES 08 SECONDS, AND A CHORD THAT BEARS SOUTH 58 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 280.05 FEET TO A POINT,
3) SOUTH 65 DEGREES 57 MINUTES 47 SECONDS EAST, A DISTANCE OF 32.38 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
4) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 581.18 FEET, A RADIUS OF 9,855.55 FEET, A DELTA ANGLE OF 03 DEGREES 22 MINUTES 43 SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 03 MINUTES 17 SECONDS WEST, A DISTANCE OF 581.10 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
5) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 268.65 FEET, A RADIUS OF 707.27 FEET, A DELTA ANGLE OF 21 DEGREES 45 MINUTES 48 SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 34 MINUTES 38 SECONDS WEST, A DISTANCE OF 267.04 FEET TO A POINT,
6) SOUTH 48 DEGREES 11 MINUTES 21 SECONDS WEST, A DISTANCE OF 97.07 FEET TO A POINT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 41 DEGREES 06 MINUTES 01 SECONDS WEST, A DISTANCE OF 5,133.48 FEET, AND
7) NORTH 30 DEGREES 40 MINUTES 06 SECONDS WEST, A DISTANCE OF 458.24 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID F.M. 110, AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 747.96 FEET, A RADIUS OF 5,110.00 FEET, A DELTA ANGLE OF 08 DEGREES 23 MINUTES 11 SECONDS, AND A CHORD THAT BEARS NORTH 46 DEGREES 02 MINUTES 44 SECONDS EAST, A DISTANCE OF 747.29 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 7.850 ACRES OF LAND, MORE OR LESS.

CD5-PART 3 - 4.445 ACRES (193,624 SQUARE FEET)

BEING A 4.445 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813 AND THE WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305, SITUATED IN HAYS COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 4.445 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.40, E: 2323366.95;

THENCE SOUTH 40 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 1,368.19 FEET TO THE **POINT OF BEGINNING** ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, WITH GRID COORDINATES OF N: 13859995.44, E: 2322470.80;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) SOUTH 10 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 165.19 FEET TO A POINT,
2) SOUTH 23 DEGREES 27 MINUTES 29 SECONDS EAST, A DISTANCE OF 386.34 FEET TO A POINT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BROWN ENG" FOUND ON THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT BEARS NORTH 35 DEGREES 16 MINUTES 50 SECONDS EAST, A DISTANCE OF 2,948.93 FEET,
3) SOUTH 46 DEGREES 32 MINUTES 15 SECONDS WEST, A DISTANCE OF 400.03 FEET TO A POINT, AND
4) NORTH 19 DEGREES 40 MINUTES 40 SECONDS WEST, A DISTANCE OF 547.44 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110;

THENCE NORTH 46 DEGREES 24 MINUTES 19 SECONDS EAST, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, A DISTANCE OF 400.92 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 4.445 ACRES OF LAND, MORE OR LESS.

Note: Part 4 (12.546 Acres) is excluded from the Zoning Map Amendment and is not rezoned by this Ordinance

CD3 – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L32	N57°54'51"E	870.57'
L33	S30°40'06"E	456.24'
L34	S23°12'13"E	231.61'
L35	S39°20'19"E	486.08'
L36	S49°07'28"W	4114.99'
L37	N40°45'42"W	940.79'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C11	1144.874	4632.000	14°09'42"	N50°50'00"E	1141.66
C12	918.836	10990.000	4°47'21"	N63°37'19"E	918.37
C13	1407.056	5110.000	15°46'36"	N58°07'37"E	1402.52

CD3 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L47	S71°35'49"E	31.89'
L48	S61°21'41"E	97.53'
L49	S48°35'04"E	185.91'
L50	N48°33'29"E	285.38'
L51	N60°37'48"W	250.95'
L52	N70°06'45"W	143.14'
L53	S45°32'31"E	1334.51'
L54	S46°14'18"W	53.37'
L55	S40°45'42"E	300.02'
L56	N46°14'18"E	78.46'
L57	S45°32'31"E	28.55'
L58	S49°07'28"W	485.78'
L59	S58°50'30"W	244.60'
L60	S62°03'42"W	225.66'
L61	N57°53'38"W	130.53'
L62	S50°17'42"W	129.27'
L63	S43°21'28"E	80.88'
L64	S33°11'43"E	149.74'
L65	S27°01'01"E	87.04'
L66	S28°42'06"W	82.91'
L67	S49°07'28"W	985.00'
L68	N40°45'42"W	552.69'
L69	N85°57'47"W	32.38'
L70	N47°59'06"W	77.76'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	705.696	5110.000	7°55'28"	N37°53'25"E	705.13
C22	131.124	10990.000	0°41'01"	N39°16'13"E	131.12
C23	1315.483	10990.000	6°51'30"	N39°10'58"E	1314.70
C24	205.267	224.234	52°26'56"	N76°40'09"W	198.17
C25	55.535	49.500	63°46'10"	S10°01'38"W	52.72
C26	278.859	373.627	42°43'57"	N40°13'28"W	272.24
C27	281.518	770.725	20°56'08"	N58°50'07"W	280.05

CD4 – PART 1 LINE TABLE

Line Table		
Line #	Bearing	Length
L28	N41°21'04"W	843.29'
L29	N49°07'28"E	893.28'
L30	S40°45'42"E	843.26'
L31	S49°07'28"W	884.81'

CD4 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L42	S40°45'42"E	562.59'
L43	S49°07'28"W	1016.53'
L44	N39°20'19"W	496.08'
L45	N23°12'13"W	231.61'
L46	N46°11'21"E	97.07'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C18	278.859	373.627	42°43'57"	S40°13'28"E	272.24
C19	268.552	707.273	21°45'46"	N41°34'38"E	267.04
C20	581.181	9855.553	3°22'43"	N41°03'17"E	581.10

CD4 – PART 3 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L71	S19°40'40"E	547.44'
L72	N48°32'15"E	400.03'
L73	S21°47'22"E	153.38'
L74	N64°44'14"E	94.33'
L75	S47°01'56"E	161.57'
L76	S20°30'11"E	331.37'
L77	S11°34'07"W	533.34'
L78	S20°08'04"E	106.23'
L79	S12°14'11"W	286.70'
L80	S49°07'28"W	399.55'
L81	N45°32'31"W	28.55'
L82	N49°14'18"E	221.58'
L83	N40°45'42"W	300.02'
L84	S49°14'18"W	246.65'
L85	N45°32'31"W	1334.51'
L86	N48°24'19"E	350.96'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C28	727.641	10990.000	3°47'37"	N44°30'31"E	727.51

PROPOSED LIFT STATION LINE TABLE

Line Table		
Line #	Bearing	Length
L87	S40°45'42"E	300.02'
L88	S49°14'18"W	221.58'
L89	N40°45'42"W	300.02'
L90	N49°14'18"E	246.65'

CD5 – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L22	N00°07'28"E	169.99'
L23	N46°11'07"E	222.18'
L24	S40°45'42"E	940.79'
L25	S49°07'28"W	853.28'
L26	N41°21'04"W	300.48'
L27	N44°51'11"W	52.82'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C9	389.764	4632.000	7°17'42"	N40°06'18"E	389.37
C10	352.303	5757.278	3°30'00"	N43°06'04"W	352.25

CD5 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L38	S47°59'06"E	77.76'
L39	N85°57'47"E	32.38'
L40	S48°11'21"W	87.07'
L41	N30°40'06"W	458.24'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C14	281.518	770.725	20°56'08"	S58°50'07"E	280.05
C15	581.181	9855.553	3°22'43"	S41°03'17"W	581.10
C16	268.552	707.273	21°45'46"	S41°34'38"W	267.04
C17	747.962	5110.000	8°23'11"	N46°02'44"E	747.26

CD5 – PART 3 LINE TABLE

Line Table		
Line #	Bearing	Length
L91	S10°39'10"E	165.19'
L92	S23°27'29"E	368.34'
L93	S46°32'15"W	400.03'
L94	N19°40'40"W	547.44'
L95	N46°24'19"E	400.92'

CD5 – PART 4 LINE TABLE

Line Table		
Line #	Bearing	Length
L96	S49°07'28"W	1101.24'
L97	N95°57'58"W	152.79'
L98	N55°08'34"W	63.82'
L99	N18°22'18"W	287.89'
L100	N10°10'40"E	358.74'
L101	N83°26'00"E	146.21'
L102	N72°54'07"E	276.22'
L103	N89°16'20"E	248.67'
L104	N83°43'18"E	191.63'
L105	S85°51'24"E	87.58'
L106	S43°08'56"E	188.76'

LI – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L1	N45°10'24"E	1925.25'
L2	N73°06'03"E	299.58'
L3	N74°48'40"E	106.12'
L4	N89°52'45"E	39.44'
L5	N64°09'35"E	90.85'
L6	N48°40'14"E	235.44'
L7	N35°19'08"E	331.75'
L8	N38°08'22"E	90.92'
L9	N43°29'42"E	73.77'
L10	N52°00'06"E	114.50'
L11	N51°18'03"E	156.56'
L12	N38°41'51"E	94.30'
L13	N29°54'38"E	162.95'
L14	N58°37'53"E	158.19'
L15	N78°28'41"E	71.84'
L16	S83°25'51"E	119.32'
L17	S73°02'48"E	223.87'
L18	S85°17'04"W	42.56'
L19	S04°27'07"W	42.56'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	76.169	11210.000	0°23'23"	S34°07'24"W	76.17
C2	542.452	4880.000	6°23'42"	S37°06'24"W	542.17
C3	717.411	4880.000	8°27'28"	S44°52'05"W	716.76
C4	1413.728	4880.000	16°33'52"	S57°44'03"W	1408.91
C5	628.582	11210.000	3°12'46"	S64°24'36"W	628.48
C6	717.466	11052.000	3°43'10"	S64°39'48"W	717.34

LI – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L20	N86°54'48"W	263.84'
L21	N49°10'24"E	2634.23'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	2597.865	11210.009	13°47'21"	S42°18'42"W	2591.38
C8	178.014	79.177	128°49'06"	N29°37'51"W	142.82

NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE NAD 83.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
   TO GRID BY DIVIDING BY SURFACE ADJUSTMENT FACTOR OF 1.00012 AT UNITED E.S. 1 SET
3. THIS SURVEY IS NOT A BOUNDARY SURVEY.
4. THIS MAP IS INTENDED FOR DISTRICT RECORD DESCRIPTION PURPOSES ONLY.
5. THIS MAP REPRESENTS THE FOLLOWING DESCRIPTIONS:
   - CHARACTER DISTRICTS - MIXED-METHOD DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICTS - MULTI-FAMILY DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICTS - COMMERCIAL DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIGHT INDUSTRIAL DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIFT STATION BOUNDARY DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.

GORDON N. ANDERSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6617

THE MAYAN REZONE

IN THE
BENJAMIN AND GRAVES FLUCHER SURVEY, ABSTRACT NO. 21
BENJAMIN AND GRAVES FLUCHER SURVEY, ABSTRACT NO. 613
WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 205
HAYS COUNTY, TEXAS
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
5316 West Highway 290 Phone 512.439.4700
Suite 460
Austin, Texas 78735 T.B.P.L.S. Firm No. 10194633

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LA453303-2003	2 OF 2

DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION

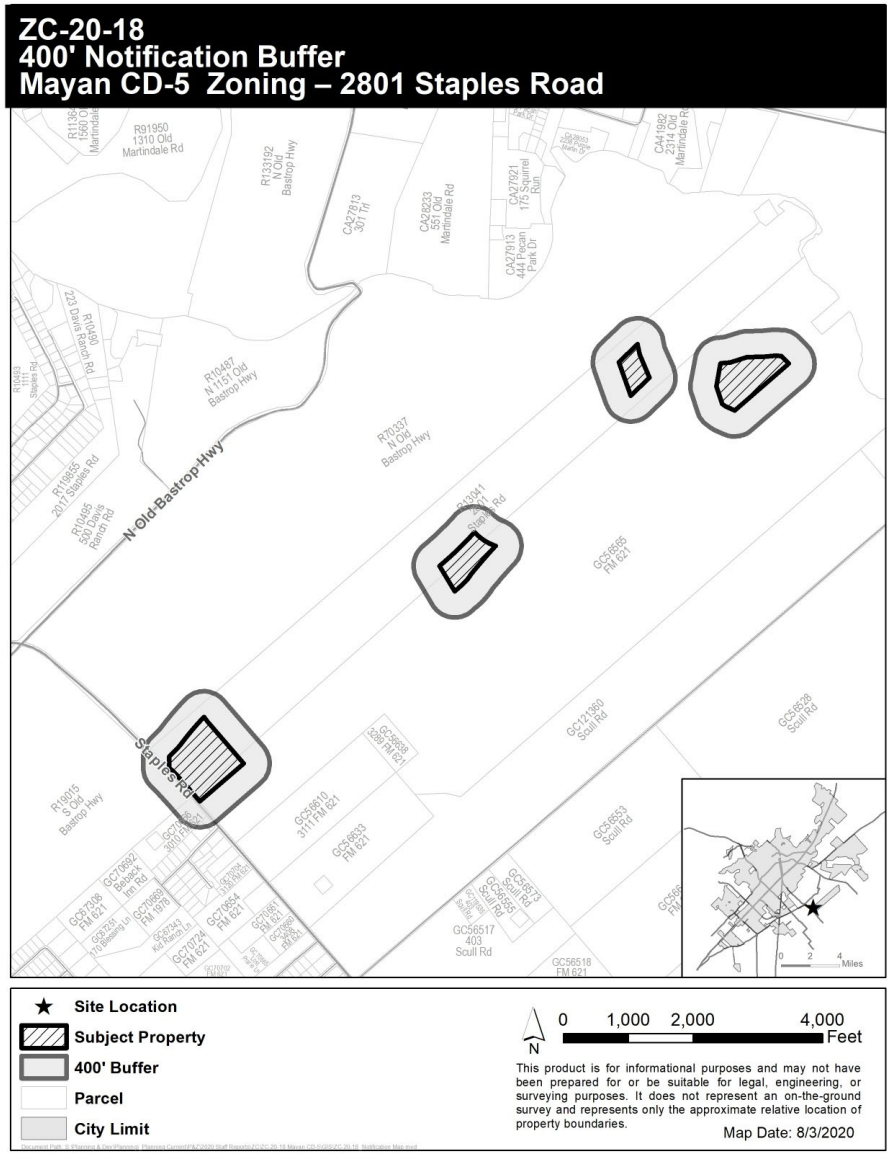
ZC-20-18 (The Mayan CD-5)

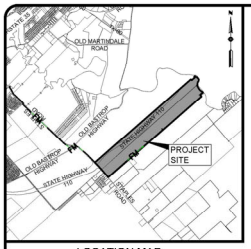
Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-XX, amending the Official Zoning Map of the City by rezoning approximately 42.872 acres, more or less, out of the Benjamin & Graves Fulcher Survey, Abstract No. 813, the William A. Matthews Survey, Abstract No. 305, and the William Burnett Jr. Survey, Abstract No. 56, Hays County Texas, and the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County, Texas, from “FD” Future Development District to “CD-5” Character District-5 District; and including procedural provisions; and consider approval of Ordinance 2020-XX on the first of two readings.

SAN MARCOS

Location:

- Approximately 43 acres
  - Part of an ~380 acre development with proposed CD-3, CD-4, and LI zoning
- **Current Configuration:**
  - Vacant / Agricultural land
  - Future FM 110 Road
- Surrounding uses include:
  - Agricultural / Rural
- Located within City Limits





LOCATION MAP
N.T.S.

CURRENT ZONING

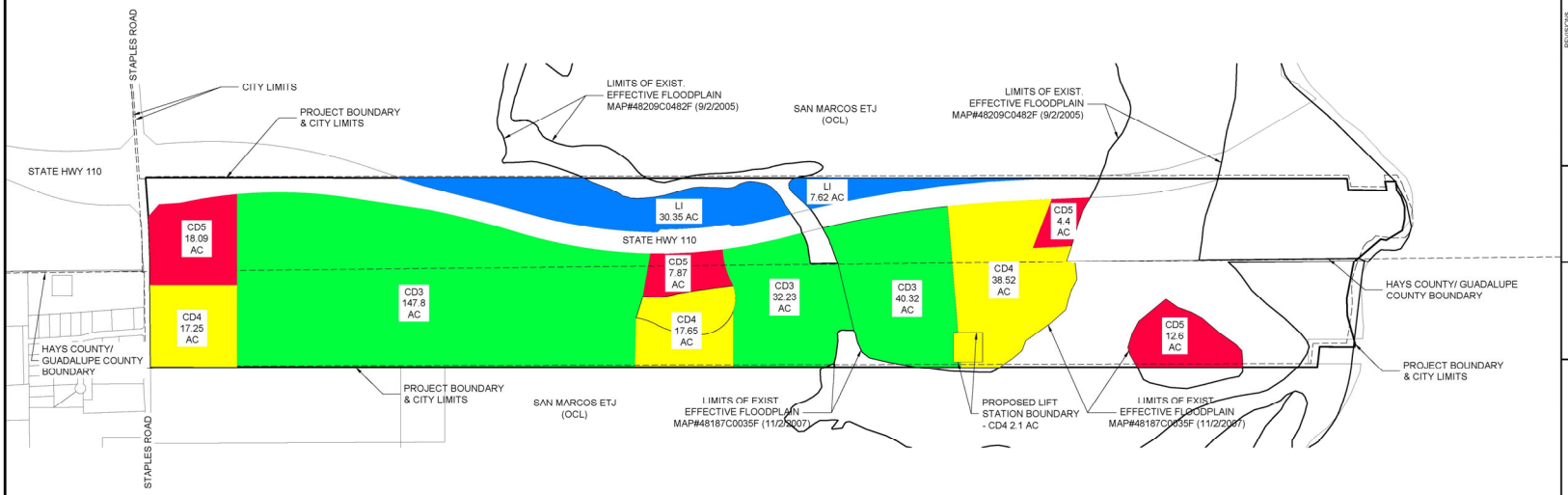
FUTURE DEVELOPMENT (FD)

PROPOSED ZONING

- CHARACTER DISTRICT 3 - RESIDENTIAL (CD3)
- CHARACTER DISTRICT 4 - MULTIFAMILY (CD4)
- CHARACTER DISTRICT 5 - COMMERCIAL (CD5)
- LIGHT INDUSTRIAL (LI)

500 250 0 500 1000

SCALE IN FEET
SCALE: 1"=500'



THE MAYAN
ZONING DEDICATION EXHIBIT

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

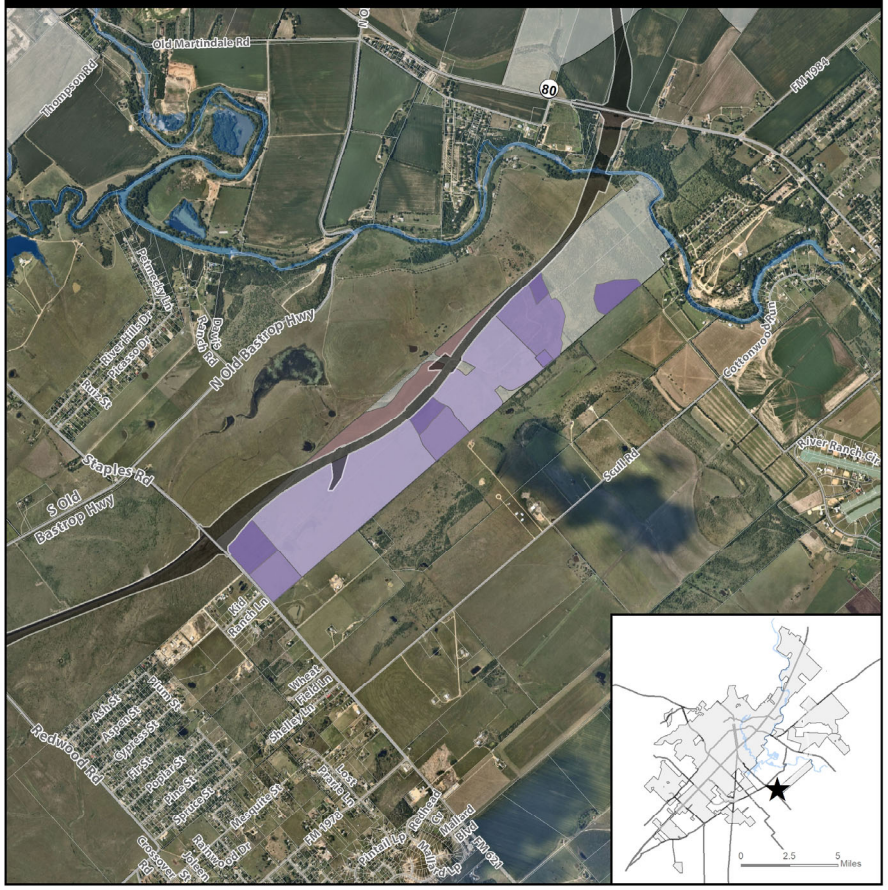
DATE: 04/06/2020
DESIGNED BY:
DRAWN BY: NB
CHECKED BY:
DRAWING NAME: Zoning Exhibit_Revised.dwg

LJA Engineering, Inc.
1100 NE Loop 410
Suite 800
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2709
TBPE No. F-1386

JOB NUMBER: 5A193-426

SHEET NO. 1 OF 1 SHEETS

ZC-20-17, ZC-20-18, ZC-20-19, ZC-20-20
The Mayan-Requested Zoning



★ Site Location
Parcel
City Limit
FM 110
River

Requested Zoning
CD-3
CD-4
CD-5
LI

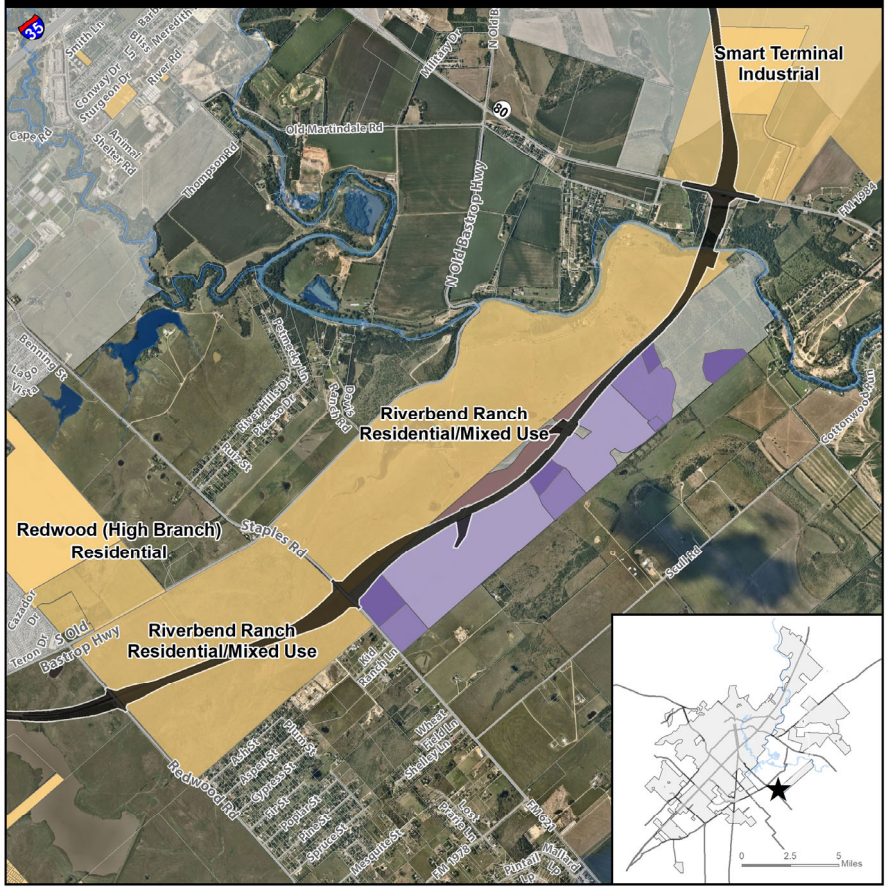
N
0 1,500 3,000 6,000 Feet

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

Map Date: 8/10/2020

Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-17 Mayan LI\GIS\ZC-20-17_20 Overall Zoning Map.mxd

ZC-20-17, ZC-20-18, ZC-20-19, ZC-20-20
The Mayan-Surrounding Developments



Requested Zoning
CD-3
CD-4
CD-5
LI

Surrounding Developments
Parcel
City Limit
FM 110
River

N
0 1,600 3,200 6,400 Feet

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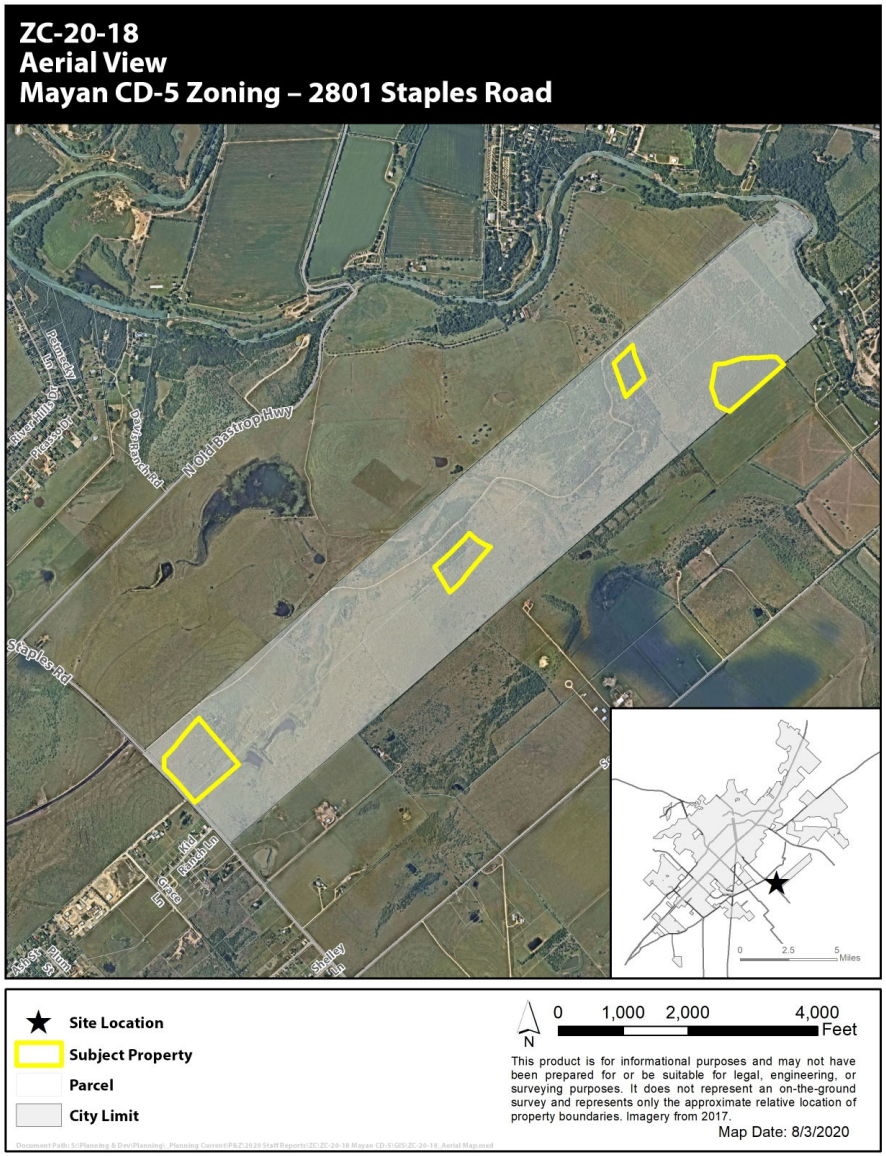
Map Date: 8/10/2020

Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-17 Mayan LI\GIS\The Mayan-Surrounding Development.mxd

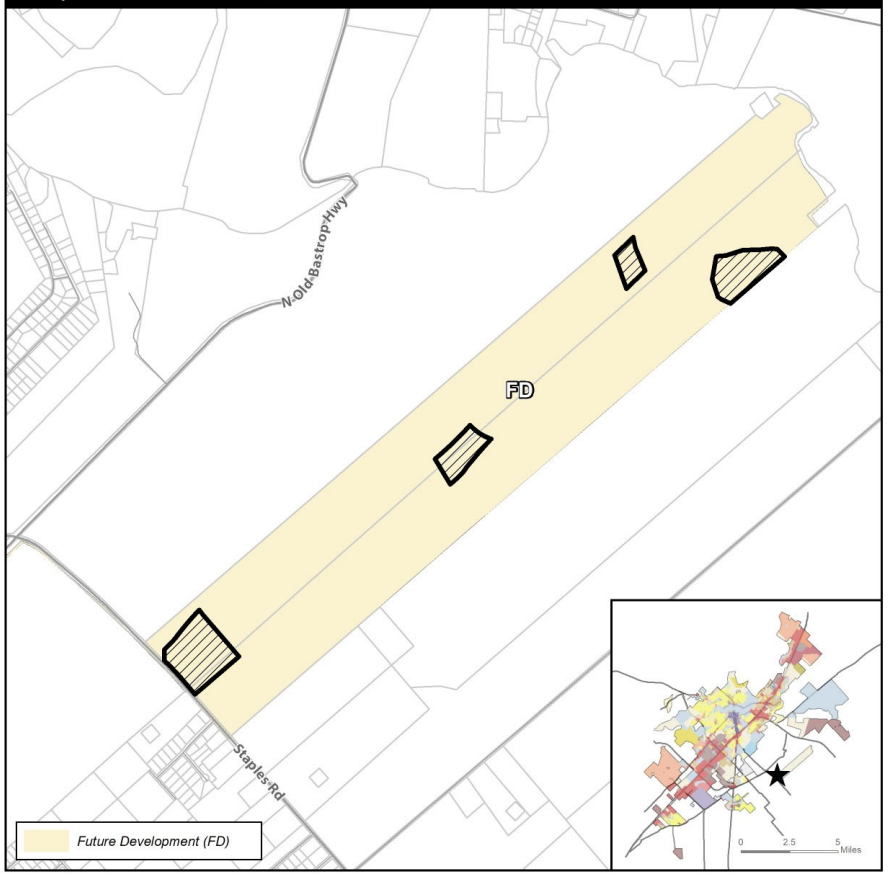
SAN MARCOS

Context & History

- **Annexed in 2008**
- **Existing Zoning:** Future Development (FD)
- **Proposed Zoning:** Character District-5 (CD-5)
- Proposed CD-5 zoning allows for primarily commercial uses with allowances for attached and multifamily residential uses. Some industrial uses are allowed but primarily with an approved CUP.
- Request is being processed concurrently with CD-3, CD-4, and LI requests



ZC-20-18
Existing Zoning
Mayan CD-5 Zoning – 2801 Staples Road



★ Site Location
Subject Property
Parcels
City Limit

N
0 1,000 2,000 4,000 Feet

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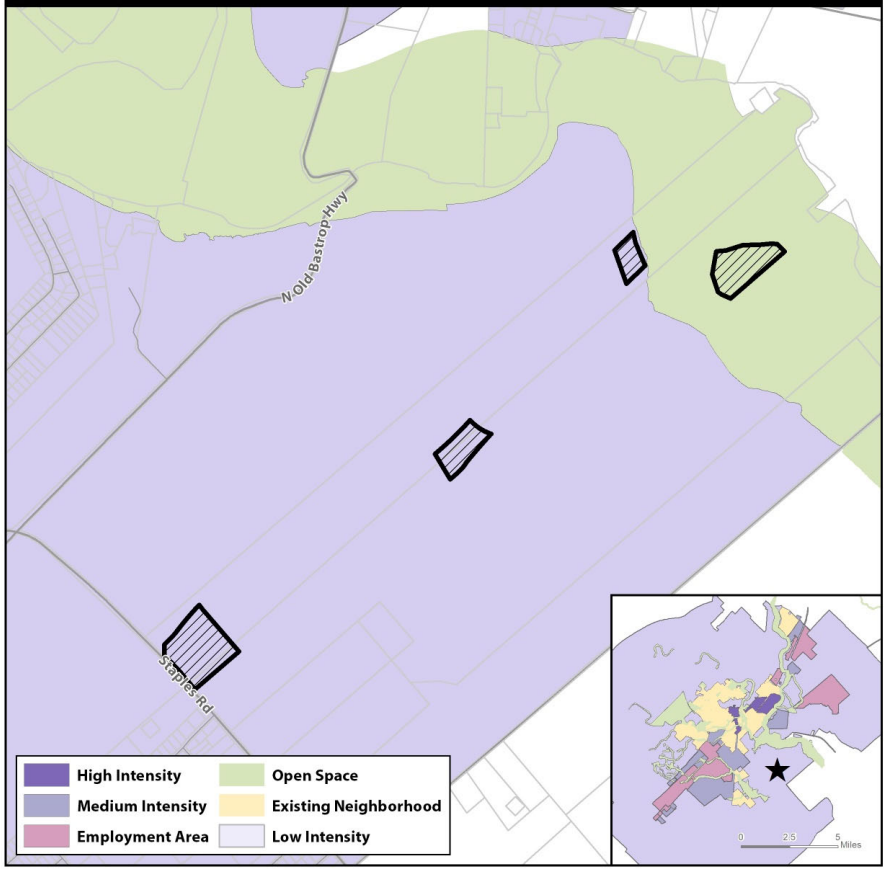
Map Date: 8/3/2020

Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-18 Mayan CD-5\GIS\ZC-20-18_ExistingZoning.mxd

ZC-20-18
Preferred Scenario
Mayan CD-5 Zoning – 2801 Staples Road



★ Site Location
Subject Property
Parcels
City Limit

N
0 1,000 2,000 4,000 Feet

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

Map Date: 8/3/2020

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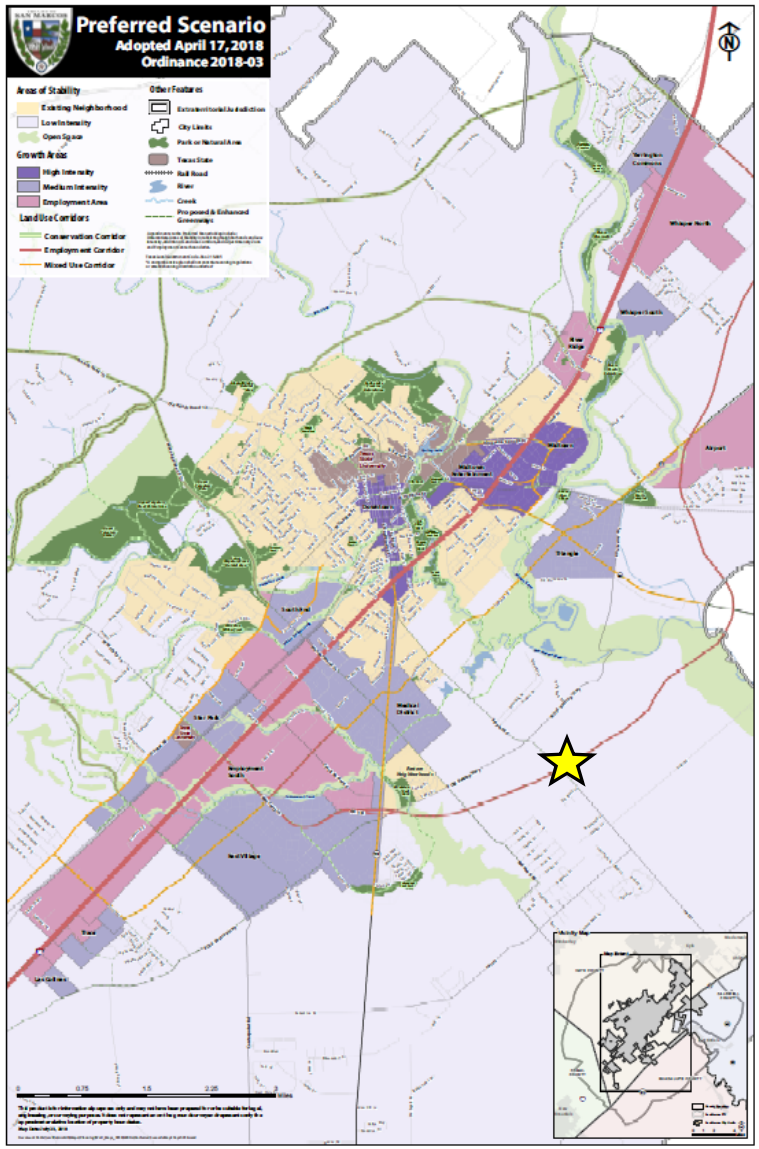
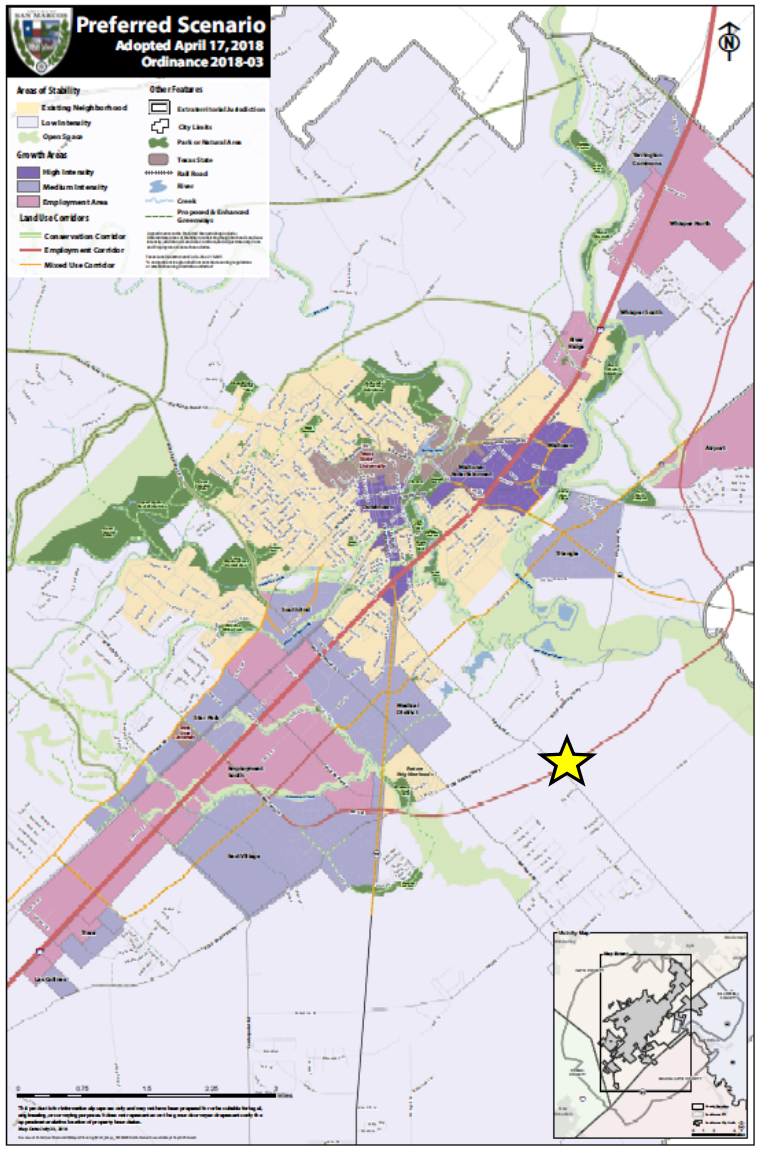


Comprehensive Plan Analysis

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

Located in an Area of Stability – Low Intensity

"Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains." (Comprehensive Plan, pg. 77)

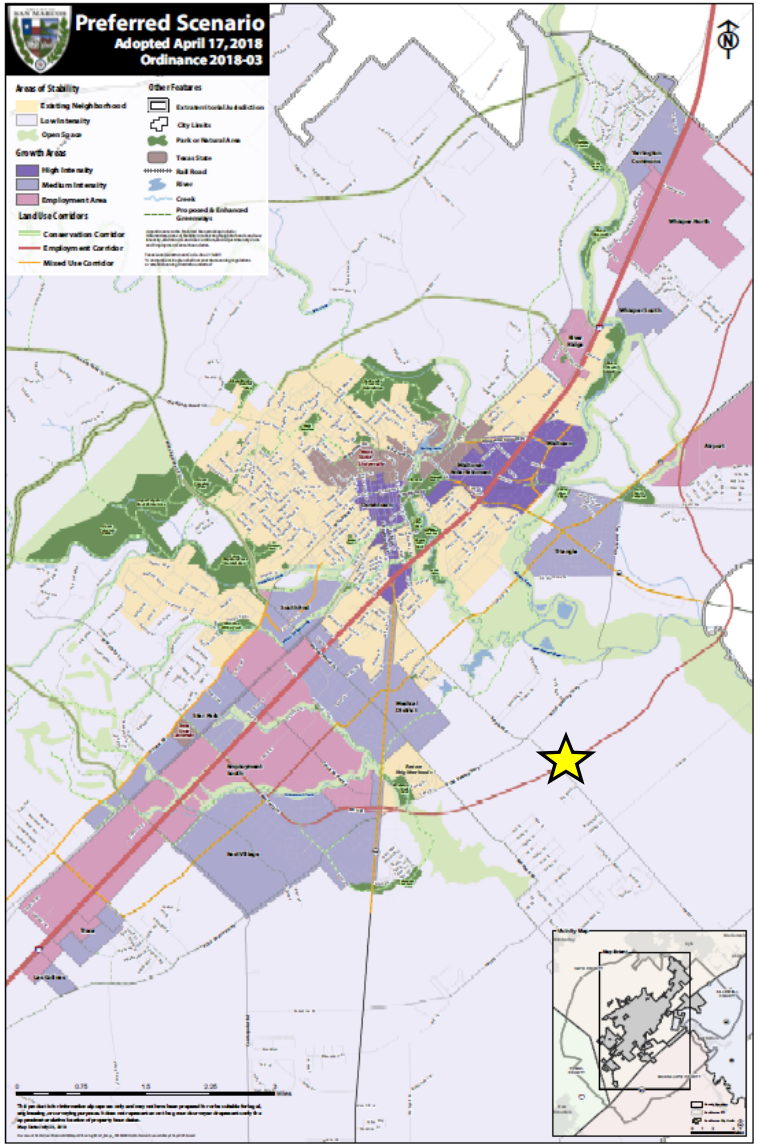


Comprehensive Plan Analysis

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

Located in an Area of Stability – Low Intensity

"Low Intensity Areas are varied and diverse with respect to environmental sensitivity and development suitability of the land. They are generally made up of larger undeveloped tracts of land where the preservation of sensitive environmental areas, flood hazard areas, and agricultural lands should be considered as part of any development proposal. Development in these areas should be guided by the Land Use Suitability Map and the Comprehensive Plan."
(San Marcos Development Code, pg. 144)



Comprehensive Plan Analysis

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

Located Along Employment Corridor

"Employment corridors are primarily intended to serve major employment related land uses. Some mixture in uses including limited residential and supportive pedestrian and bicycle facilities should be incorporated."
(Comprehensive Plan, pg. 79)

Comprehensive Plan Analysis

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

Applicant is requesting a "Character District"

(Character District-5 zoning) within an Area of Stability – Low Intensity.

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

District Classification	Comprehensive Plan Designations					
	Open Space/ Agricultural	Low Intensity	Existing Neighborhood	Medium or High Intensity Zone	Employment Center	Corridor
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

SAN MARCOS

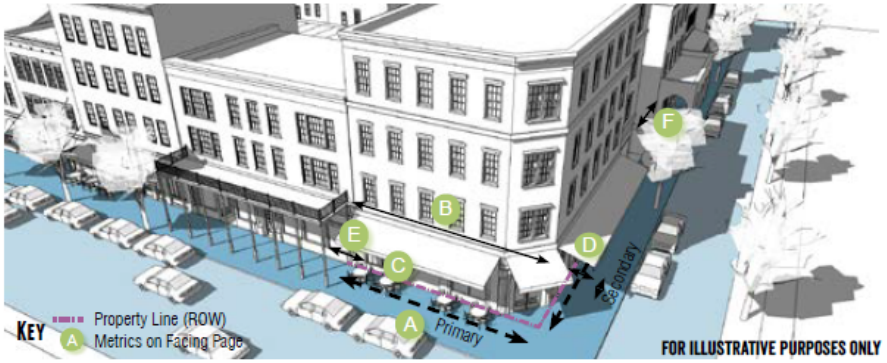
CD-5 Zoning Analysis:

- CD-5 is intended for a variety of retail, service, commercial, and residential uses. Auto-oriented uses are restrict and mixed use promote walkability and pedestrian-oriented activity.
- **Allowable Building Types:** *Townhouse, Apartment, Live/Work, Mixed Use Shopfront, Civic*
- **Allowable Uses:** Professional office, medical, personal services, retail sales, eating establishment, mobile food court, bed & breakfast, boutique hotel, indoor and outdoor recreation, multifamily, courtyard housing, light manufacturing, vehicle repair.
- **Surrounding Area**: Vacant, rural / agricultural land and land already designated as future FM 110 right-of-way.

4 CHAPTER ZONING REGULATIONS

CD-5

SECTION 4.4.3.5 CHARACTER DISTRICT - 5



General Description

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

Density

Impervious Cover	100% max.

Transportation

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

Building Types Allowed

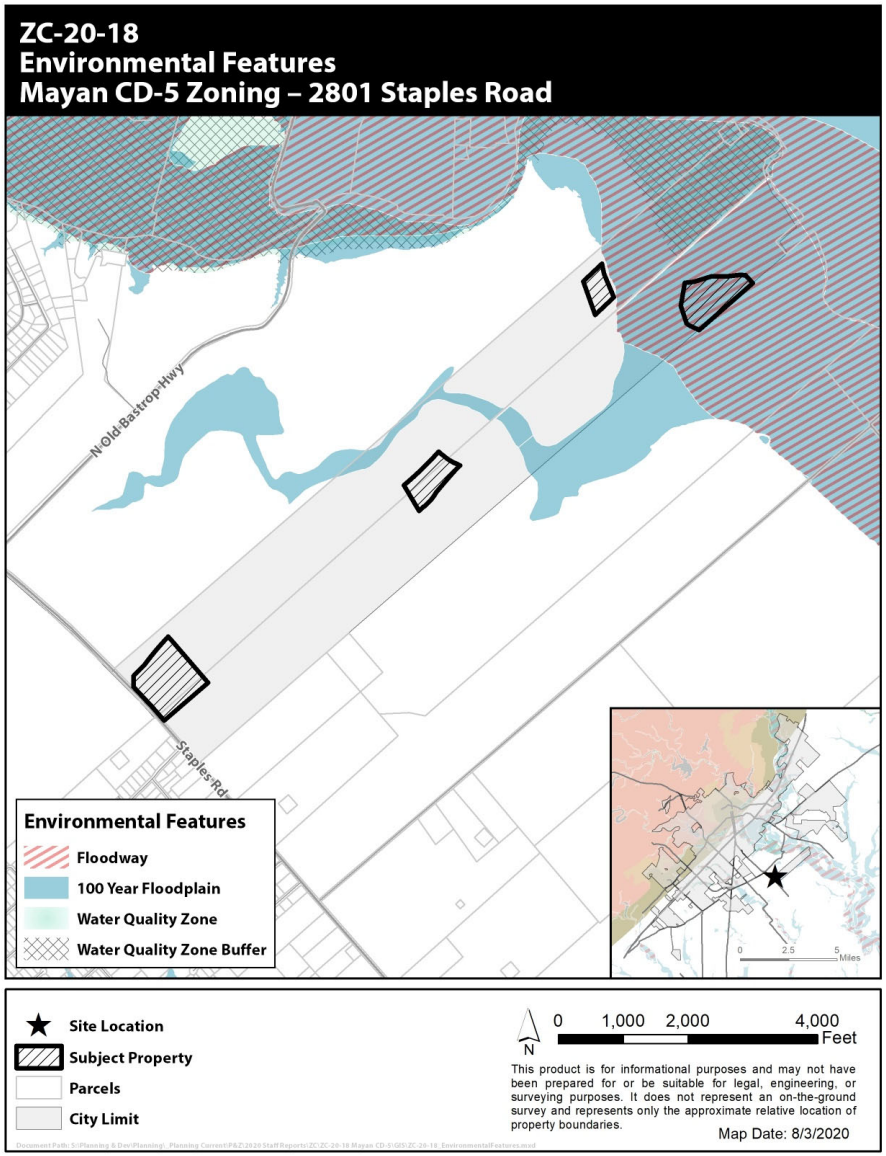
Accessory Dwelling	Section 4.4.6.1
Townhouse	Section 4.4.6.7
Apartment	Section 4.4.6.10
Live/ Work	Section 4.4.6.11
Mixed Use Shopfront	Section 4.4.6.14
Civic Building	Section 4.4.6.15

SAN MARCOS

Environmental Analysis

- Located in a moderately to highly constrained area on the Land Use Suitability map
- Partially located within the regulatory floodway
- Watershed Protection Plan Phase 2
  - Detention
  - Drainage
  - Environmental Reports

- "Land Use Suitability, preservation of agricultural lands, and floodplain management are the key factors to be considered when analyzing future development requests in Low Intensity Areas." (Comprehensive Plan)



SAN MARCOS

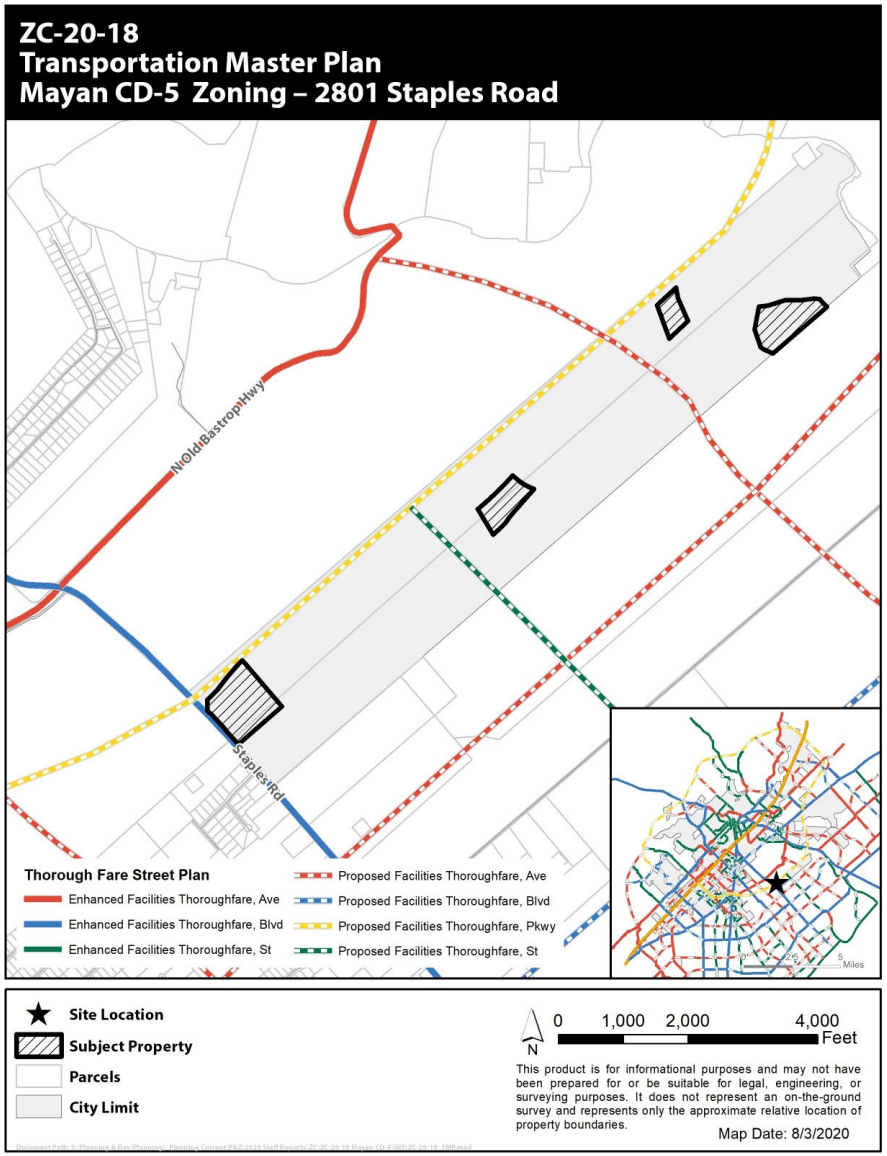
Additional Requirements

- **Street Requirements**
  - Transportation Master Plan
  - Block perimeter requirements (2,000 feet)
  - Bike facility requirements
  - Greenway requirement
  - Sidewalk connections
  - Traffic Impact Analysis (TIA)

- **Subdivision Requirements**
  - Subdivision plat in accordance with lot and block standards

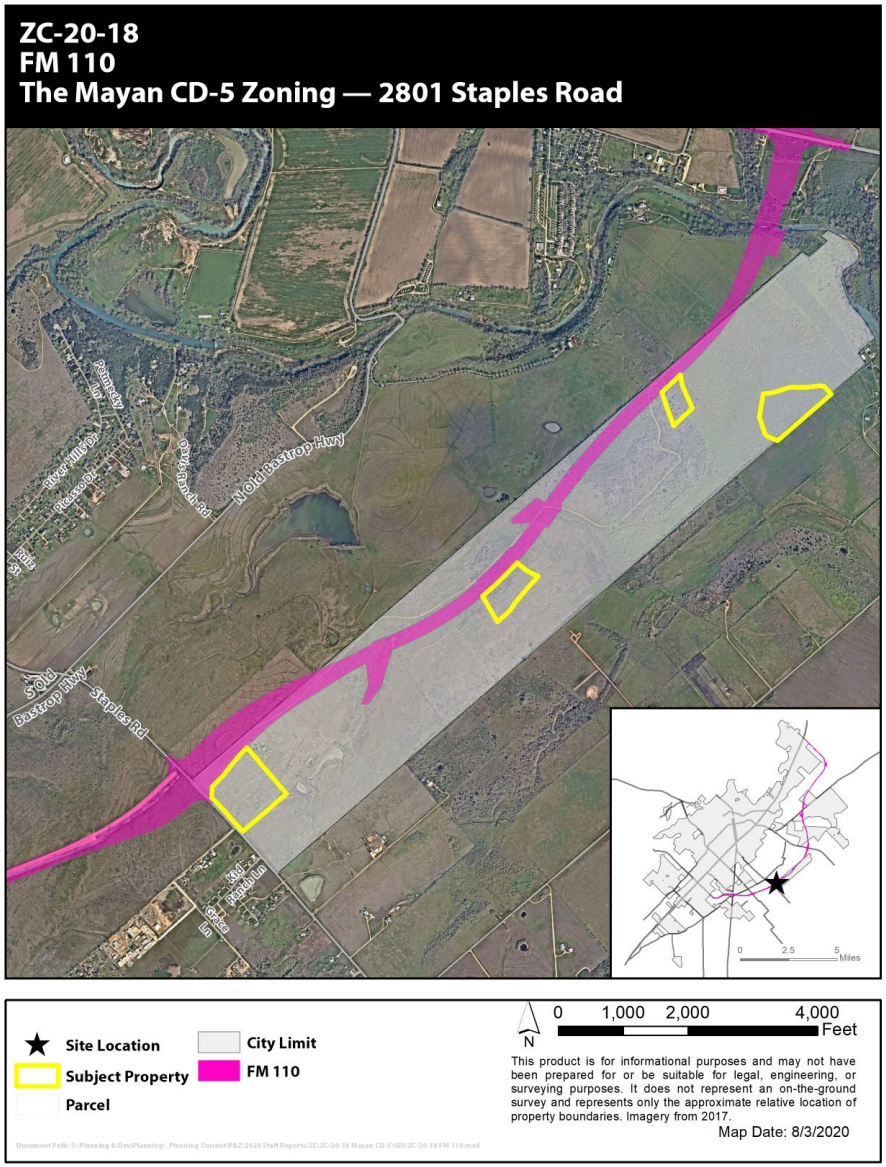
- **Utility Requirements**
  - Extension of water and wastewater facilities in accordance with City standards

- **Parkland Requirements**
  - Parkland Development and Parkland Dedication (based on number of units proposed)



Additional Analysis

- **Compatibility:** CD-5 zoning is not compatible with the existing surrounding sues such as rural and agricultural. However, the future FM 110 adjacent to the property will most likely attract a diverse array of uses.
- **Preferred Scenario:** The majority of the property is located in a "Low Intensity" designation along an "Employment Corridor" where Character Districts are to be Considered. A portion of the subject property is located within an "Open Space" designation on the Preferred Scenario Map where Character Districts are Not Preferred and that are generally only suitable for limited residential and agricultural uses.
- **Land Use Suitability** – A portion of the property is located within the regulatory floodway. Development in the regulatory floodway is prohibited unless the applicant is able to process a Conditional Letter of Map Revision or Letter of Map Revision to remove this area from the floodplain, demonstrate no increase in water surface elevation, and meet compensatory storage requirements per City Code of Ordinances, Chapter 39-Flood Damage Prevention.



SAN MARCOS

Commission Recommendation:

At the August 11, 2020 meeting, the Planning and Zoning Commission recommended **approval of the alternate recommendation** with a 9-0 vote.

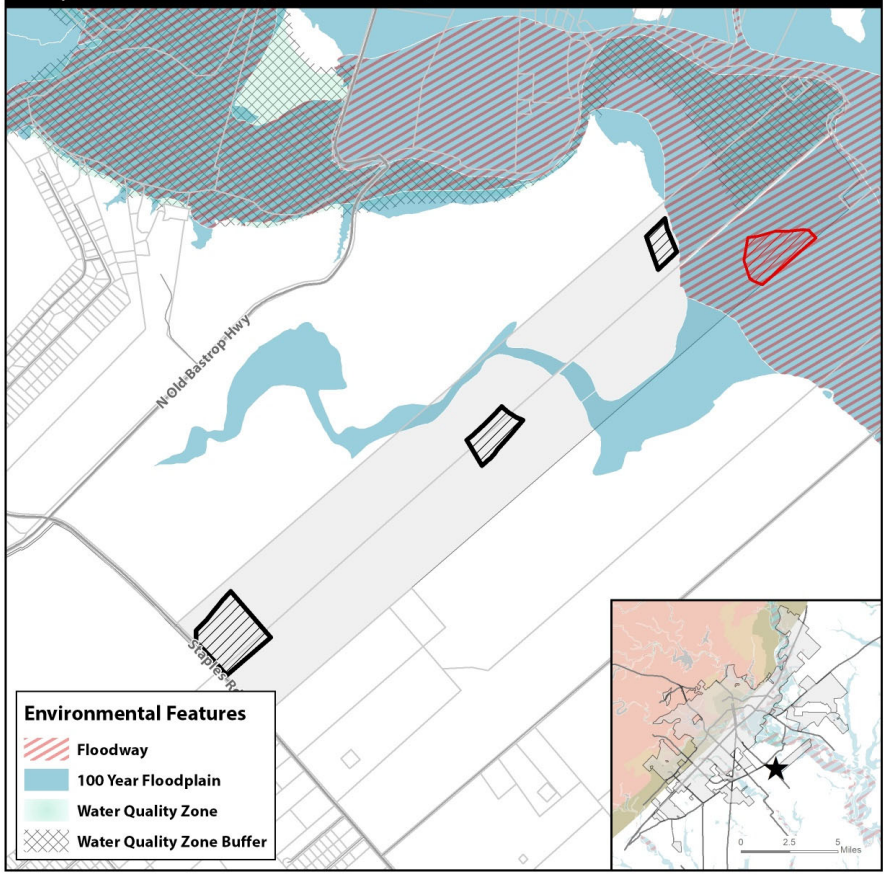
Staff Recommendation:

To help address concerns with the zoning district's lack of alignment with the purpose and intent of Open Space designations on the Preferred Scenario Map and its location within the floodway, staff offers the below **alternate recommendation** for the Council's consideration.

- Approval of requested CD-5 zoning with the exclusion of the ~12.546 acre tract located within the regulatory floodway and Open Space Preferred Scenario designation.

SAN MARCOS

ZC-20-18
Alternative Staff Recommendation-Removal of 12.5 Acre Tract Mayan CD-5 Zoning – 2801 Staples Road



Site Location
Parcels
City Limit
CD-5: Staff Recommended
CD-5 Zoning: Not Recommended

N
0 1,000 2,000 4,000 Feet

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Map Date: 8/3/2020

Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-18 Mayan CD-5\GIS\ZC-20-18_Alt Staff Recommendation.mxd

Topic	*Existing Zoning:* **Future Development (FD)**	*Proposed Zoning:* **Character District – 5 (CD-5)**
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The CD-5 district is primarily intended to provide a variety of residential, retail, service, and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.
Uses	Residential / Agricultural *(See Land Use Matrix)*	Residential, Commercial, Office, etc. *(See Land Use Matrix)*
Parking Location	No location standards	No parking in the 1st layer; Parking allowed in 2nd layer along secondary street only
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories (min), 5 stories (max) *Additional stories can be allowed by City Council via alternative compliance
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	0' minimum/12' max front, 0' side, and 0' rear
Impervious Cover (max)	30%	100%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Allows a variety of lot sizes depending on Building Type with 1,100 sq ft in area and 15' lot in width being the smallest allowed minimums
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	2,000 ft. Block Perimeter max

Zoning Request	2801 Staples Road
ZC-20-18	

Summary

Request:	Zoning change from "FD" Future Development to "CD-5" Character District-5		
Applicant:	Todd Burek The Mayan at San Marcos River LLC 22711 Fossil Peak San Marcos, TX 78216	**Property Owner:**	Todd Burek The Mayan at San Marcos River LLC 22711 Fossil Peak San Marcos, TX 78216

Notification

Application:	July 14, 2020	**Neighborhood Meeting:**	N/A
Published:	July 26, 2020	**# of Participants**	N/A
Posted:	July 24, 2020	**Personal:**	July 24, 2020
Response:	None as of Staff Report date		

Property Description

Legal Description:	+/- 42.872 acre tract out of the Benjamin & Graves Fulcher Survey, Abstract No. 813, the William A. Matthews Survey, Abstract No. 305, and the William Burnett Jr. Survey, Abstract No. 56, Hays County Texas and the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County, Texas		
Location:	2801 Staples Road		
Acreage:	+/- 42.872	**PDD/DA/Other:**	N/A
Existing Zoning:	"FD" Future Development	**Proposed Zoning:**	CD-5 "Character District-5"
Existing Use:	Vacant / Rural	**Proposed Use:**	Mixed Use (Commercial/Residential/Multifamily)
Preferred Scenario:	Area of Stability-Low Intensity/Area of Stability-Open Space	**Proposed Designation:**	Area of Stability-Low Intensity/Area of Stability-Open Space
CONA Neighborhood:	N/A	**Sector:**	N/A
Utility Capacity:	Developer is responsible for extending utilities.	**Floodplain:**	No
Historic District	N/A		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	San Marcos River/Vacant/Residential	Area of Stability-Open Space/Area of Stability-Low Intensity

Zoning Request	2801 Staples Road
ZC-20-18	

South of Property:	ETJ	Vacant/Redwood Community (Residential & Commercial Uses)	Area of Stability-Low Intensity
East of Property:	ETJ	Vacant/Rural	Area of Stability-Low Intensity
West of Property:	ETJ	Vacant/Rural	Area of Stability-Low Intensity

Staff Recommendation

	Approval as Submitted	***X***	**Approval with Conditions / Alternate**		Denial

The Development Code states that a request for Character District-5 zoning in an Area of Stability – Low Intensity designation should be "Considered" based on the criteria provided in Section 2.5.1.4. Requests for this zoning in Area of Stability-Open Space designations are "Not Preferred" and require additional scrutiny.

Although the proposed zoning change to Character District-5 is to in this area and not compatible with surrounding existing uses the subject property's location abutting the proposed FM 110 San Marcos eastern loop may provide justification for support as it meets the intent of an "Employment Corridor" identified on the Preferred Scenario Map. FM 110 is identified as a major transportation network and will be initially funded by a Transportation Reinvestment Zone (TRZ) to capture a portion of the increased value of development occurring along the alignment. In addition, while the Comprehensive Plan envisions low intensity uses such as single family residential, bed and breakfasts, home offices, etc. in Low Intensity areas it also identifies mixed-use building types as appropriate at future nodes and corridors. While the interior street network of this development has not been identified at this time, the majority of the proposed CD-5 zoning is located along the FM-110 corridor.

Finally, it should be noted that a portion of the subject property is located within the 100-year floodplain adjacent to the San Marcos River. This portion of the proposed CD-5 zoning district is also located within an Open Space designation on the Preferred Scenario Map which according to the Comprehensive Plan is suitable for limited residential, agricultural, preservation, or active recreation (which would require special standards) uses.

To help address concerns with the adjacent 100-year floodplain and the zoning district's lack of alignment with the purpose and intent of Open Space designations on the Preferred Scenario Map, staff offers an **alternate recommendation** for the Council's consideration:

- Approval of the requested CD-5 zoning with exclusion of the ~12.546-acre tract located within the regulatory floodway and Open Space Preferred Scenario designation.

Staff: Shavon Caldwell	**Title:** Planner	**Date:** September 1, 2020

Zoning Request	2801 Staples Road
ZC-20-18	

Commission Recommendation

	Approval as Submitted	***X***	Approval with Conditions / Alternate		Denial

Planning and Zoning Commission Meeting: August 11th, 2020

Speakers in favor or opposed: David Earl and Tory Hurt spoke in favor of the request.

Recommendation from the Planning and Zoning Commission meeting held August 11, 2020:
Recommendation for **approval of alternate recommendation** 9-0

Zoning Request	2801 Staples Road
ZC-20-18	

History

The subject property is within City limits and was annexed in 2008. The property is currently vacant and is surrounded almost exclusively by vacant, rural/agricultural land as well as the San Marcos River along the northernmost extent of the subject tract and some existing residential and commercial uses in the Redwood community along the southernmost extent of the subject tract. In addition, FM 110 is proposed to be located adjacent to the subject property and right-of-way has already been dedicated in order to provide for the future construction of FM 110.

The purpose of this zoning change to "Character District-5" is to allow for the development of approximately 43 acres of mixed commercial and multi-family uses along the future FM 110 corridor.

The City of San Marcos will provide wastewater services at the site and as the property is within the Crystal Clear CCN, Crystal Clear Special Utility District will provide water service. The developer will be responsible for extending water and wastewater facilities through the site as needed. Bluebonnet Electric Cooperative will provide electric service to this development.

Additional Analysis

Analysis of the proposed zoning request includes deliberation of existing surrounding land uses, proposed transportation networks, and the goals and policies of the Comprehensive Plan. A few major points for consideration in the analysis are as follows:

- A portion of the subject property requesting "Character District-5" zoning is designated as "NP" Not Preferred within an "Area of Stability – Open Space" designation on the Preferred Scenario Map. These Open Space areas are generally suitable for limited residential and agricultural uses. Alternatively, a portion of the subject property is in a "Low Intensity" designation and is located along an "Employment Corridor" where Character Districts zoning designations are to be "Considered".
- The proposed zoning change to Character District-5 is not compatible with surrounding existing uses such as rural and agricultural land. However, the future FM 110 (see attached FM 110 map) adjacent to the property will most likely attract a diverse array of uses.
- The Comprehensive Plan envisions mixed-use building types at nodes and along corridors in Low Intensity areas. While the street network interior to the development is not identified at this time the majority of the proposed CD-5 zoning is located along the future FM 110 corridor.
- A portion of the subject property is located within the 100-year floodplain. The preservation of flood hazard areas and environmentally sensitive lands should be considered as part of this zoning proposal and the allowed uses impervious cover maximums and uses under Character District-5 zoning.

- Hays County provides the following overview of the FM 110 project:

  This project continues the loop east of San Marcos and involves initially constructing two travel lanes (one in each direction) with 10-foot shoulders where no road currently exists for the approximately 11.3-mile corridor and includes an interchange at SH 21 and a railroad overpass at the Union Pacific Railroad tracks. As traffic increases over time, two additional

travel lanes and additional interchanges would be constructed. Initial construction costs will be funded through Transportation Reinvestment Zones (TRZs) created by Hays County and the City of San Marcos to capture a portion of the increased value of development occurring along the alignment. Caldwell County will also contribute to the project cost. The County is funding and conducting project development simultaneously for the initial stage of all three sections. TxDOT will let and manage construction of the project. Water line relocations will be in construction contracts.

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

Comments from Other Departments

Police	No issues with the proposed development.
Fire	This development is outside the City's existing fire station network's coverage area and a fire station location would ensure optimal coverage and response times. Portions of the development fall outside a 5-road mile distance (based on current road network) from an existing station which results in an ISO PPC (ISO Public Protection Program) rating of 10+. This rating indicates that the area's fire suppression doesn't meet the program's minimum criteria.
Public Services	No issues with the proposed development.
Engineering	A portion of the tract requested as CD-5 is in the regulatory floodway. Development in the regulatory floodway is prohibited unless the applicant is able to process a Conditional Letter of Map Revision or Letter of Map Revision to remove this area from the floodplain, demonstrate no increase in water surface elevation, and meet compensatory storage requirements per City Code of Ordinances, Chapter 39-Flood Damage Prevention. Engineering staff recommends that this tract be removed from the zoning request.

Zoning Request	2801 Staples Road
ZC-20-18	

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		X	**Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map** *The subject property is located within an "Area of Stability-Low Intensity" designation and an "Area of Stability- Open Space" designation on the Preferred Scenario Map. Per the Comprehensive Plan, "Character Districts" such as Character District-5 zoning are "Considered" within Low Intensity designations and are "Not Preferred" in Open Space designations on the Preferred Scenario Map. When a zoning map amendment is Not Preferred, further scrutiny is required to determine consistency with the Comprehensive Plan based on the criteria in Section 2.5.1.4 and the district intent under Division 4, Chapter 4, Article 1.* *The Comprehensive Plan Preferred Scenario Map establishes Open Space designations as areas "not developed and which are generally suitable for very limited residential or agricultural uses". The Comprehensive Plan envisions such uses as community gardens, recreation related commercial, camping, single family residential, bed & breakfasts, and home office as potential uses in this area. This does not align with the CD-5 district purpose which is to provide for a variety of residential, retail, service, and commercial uses.* *Although a portion of the proposed zoning is in a "Not Preferred" designation on the Preferred Scenario Map and the proposed zoning does not match the existing character of the area as called for in Low Intensity designations, the Preferred Scenario Map also identifies FM 110 as an Employment Corridor. As per the Comprehensive Plan, Employment Corridors are primarily intended to "serve major employment related land uses" and should include "some mixture in uses including limited residential". This aligns with the Character District-5 zoning district's intent and purpose which is to provide for a variety of residential, retail, service, and commercial uses.*

Zoning Request	2801 Staples Road
ZC-20-18	

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		N/A	**Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area** *Studies were not complete at time of request.*
		X	**Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect** *A development agreement is not in effect.*
		X	**Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified** *Character District-5 zoning primarily allows for attached and multifamily residential uses, a variety of commercial uses, with some allowances for light industrial uses (see attached land use matrix comparison exhibit). This zoning district is intended to "provide for a variety of residential, retail, service, and commercial uses" and to "promote walkability and compatibility through restricted auto-oriented uses, mixed use, and pedestrian-oriented activity".* *The immediately surrounding area is not comprised of mixed residential and commercial uses but is almost exclusively rural/agricultural properties. However, while the area is currently agriculture/rural and there are no adjacent residential or commercial uses, the future FM 110 development adjacent to the property is likely to attract a diverse array of uses. In addition, mixed-use development would be appropriate at the nodes and along corridors. The location of these nodes and corridors is not known at the time of zoning.*
		X	**Whether the proposed zoning will reinforce the existing or planned character of the area** *Approval of this zoning change will not reinforce the existing character of the area which is primarily rural/agricultural and open space. However, the planned FM 110 will alter the existing character of the surrounding area as it will be a major eastern transportation loop.*

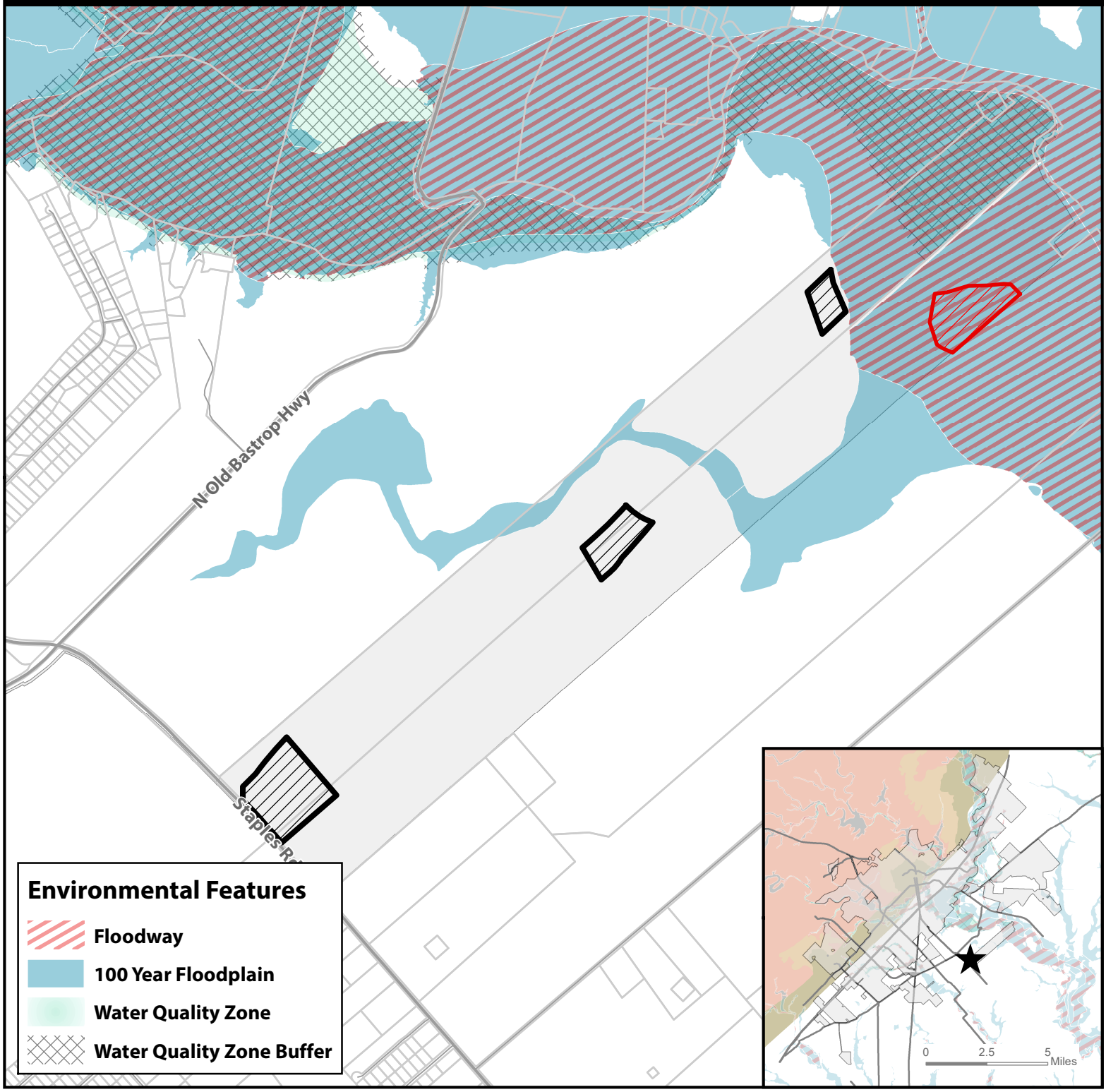
Zoning Request	2801 Staples Road
ZC-20-18	

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		X	**Whether the site is appropriate for the development allowed in the proposed district** *The property is vacant, will have easy access to the future FM 110, and will be required to construct roadways and utility infrastructure consistent with the Character District-5 zoning district. A portion of the subject property is shown to be on a moderate to highly constrained area on the Land Use Suitability Map primarily due to it being located within the regulatory floodway.*
X			**Whether there are substantial reasons why the property cannot be used according to the existing zoning** *The property is currently zoned Future Development (FD). The FD zoning district is intended to serve as a temporary zoning district for recently annexed properties that shall be developed in the future but are not yet ready to be zoned for a particular use.*
X			**Whether there is a need for the proposed use at the proposed location** *The proposed rezoning would allow primarily commercial uses with allowances for attached and multifamily uses. The subject property's location along FM 110 would allow for such uses to be developed in accordance with city standards with access to a major transportation thoroughfare.*
X			**Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development** *The property is not located within the City's water service area and will be served by Crystal Clear Special Utility District. The property is not located within the City's wastewater service area and will be required to extend City wastewater lines to the property. This development is outside the City's existing fire station network's coverage area and a fire station location would ensure optimal coverage and response times.*
X			**Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property** *The surrounding property is primarily vacant agricultural/rural. While this existing land type does not complement the proposed Character District-5 zoning there are no anticipated adverse impacts.*

Zoning Request	2801 Staples Road
ZC-20-18	

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		N/A	**For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5** *This request is not for a Neighborhood Density District.*
	X		**The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management** *A portion of the subject property is located within moderate to highly constrained area according to the Land Use Suitability Map and is located within the regulatory floodway. High density/high intensity uses are not ideal in this location.*
X			**Any other factors which shall substantially affect the public health, safety, morals, or general welfare** *None noted.*

ZC-20-18
Alternative Staff Recommendation-Removal of 12.5 Acre Tract Mayan CD-5 Zoning – 2801 Staples Road



Site Location
Parcels
City Limit
CD-5: Staff Recommended
CD-5 Zoning: Not Recommended

N

0 1,000 2,000 4,000 Feet

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Map Date: 7/30/2020

Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-18 Mayan CD-5\GIS\ZC-20-18_Alt Staff Recommendation.mxd

THE MAYAN AT SAN MARCOS RIVER, LLC
22711 Fossil Peak
San Antonio, TX 78261
Phone (210) 331-3453

City of San Marcos
Planning Department
630 E. Hopkins
San Marcos, TX 78666

RE: Partial Withdraw of Request for Rezoning for CD5 on Zoning Case ZC-20-18 :: Part 4 -12.546 Acres

To whom it may concern:

Based on our discussions with the City Planning Staff, we have agreed to withdraw our request to have the 12.546 acre tract rezoned from FD to CD-5. We are withdrawing our request, based in part, to protect the flood prone area from development. We are in agreement that this 12.546 acre tract can retain the zoning of FD.

Additionally, the Mayan is willing to incorporate a provision into the Settlement Agreement under consideration with the City pursuant to the abatement order in the in the 4th Court of Appeals that would specify an agreed buffer between the portion of the LI area to be developed and the edge of the flood plain. This agreement, once approved, will be enforceable by order of the Court.

We respectfully request the Zoning Commission to recommend approval of the remainder of the zoning changes as requested by the Mayan.

Please note that this letter and the zoning application filed by the Mayan are subject to the provisions of a Rule 11 Agreement that has been signed by both legal counsel for the applicant and the City.

Thank you for your consideration of this matter.

THE MAYAN AT SAN MARCOS RIVER, LLC

BY: Todd Burek
Todd Burek, Manager/Member

ZC-20-18
Aerial View
Mayan CD-5 Zoning – 2801 Staples Road

★ **Site Location**

Subject Property

Parcel

City Limit

N

0 1,000 2,000 4,000 Feet

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Map Date: 7/28/2020

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ZC-20-17, ZC-20-18, ZC-20-19, ZC-20-20
Requested Zoning
Mayan LI, CD-3, CD-4, CD-5 Zoning – 2801 Staples Road

★ Site Location

Parcel

City Limit

Requested Zoning

- CD-3
- CD-4
- CD-5
- LI

N

0 1,000 2,000 4,000 Feet

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Map Date: 7/30/2020

Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-17 Mayan LI\GIS\ZC-20-17_20 Overall Zoning Map.mxd

ZC-20-18
Existing Zoning
Mayan CD-5 Zoning – 2801 Staples Road

Site Location

Subject Property

Parcels

City Limit

N

0 1,000 2,000 4,000 Feet

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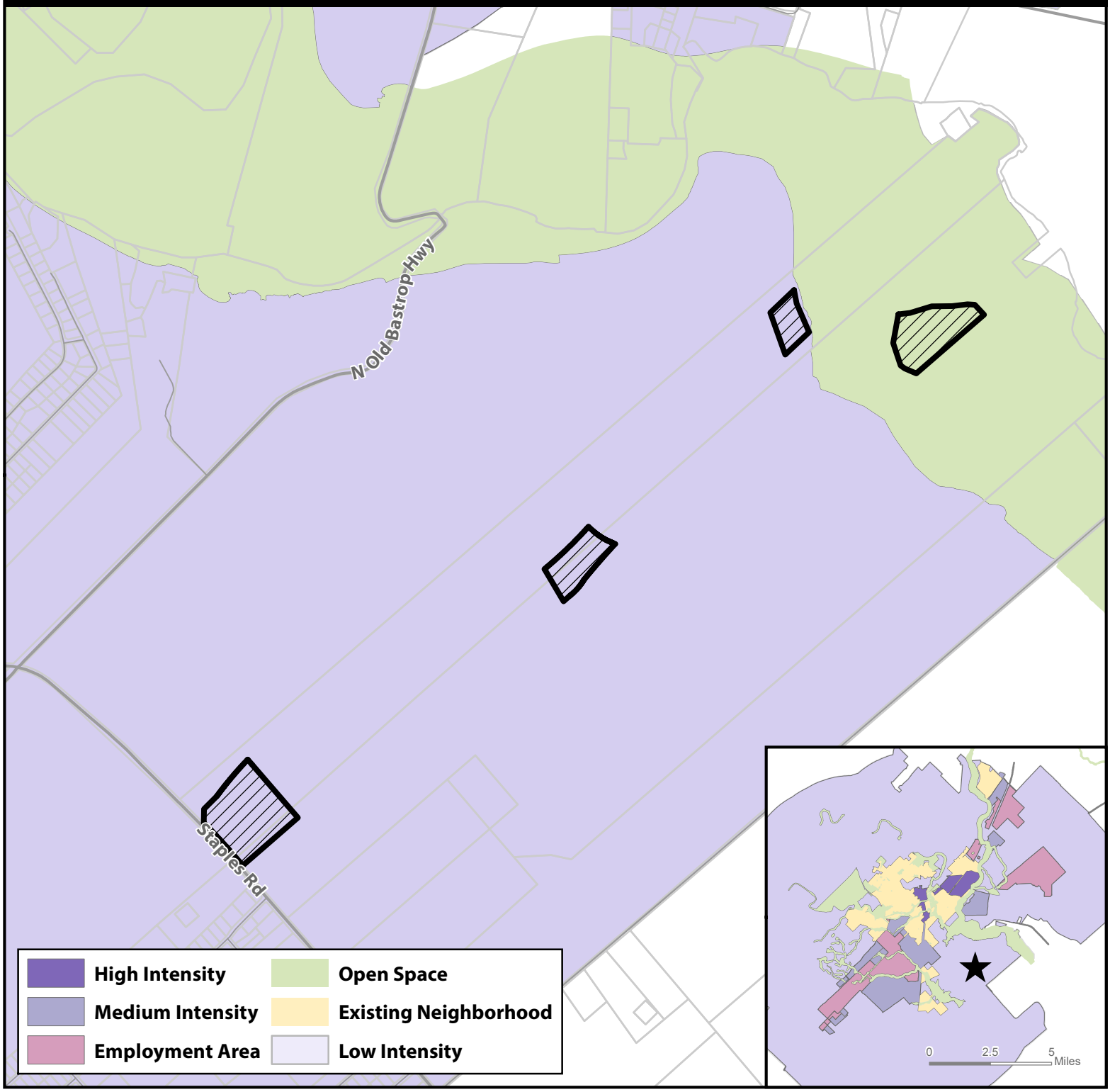
ZC-20-18
Preferred Scenario
Mayan CD-5 Zoning – 2801 Staples Road



Site Location

Subject Property

Parcels

City Limit

N

0 1,000 2,000 4,000 Feet

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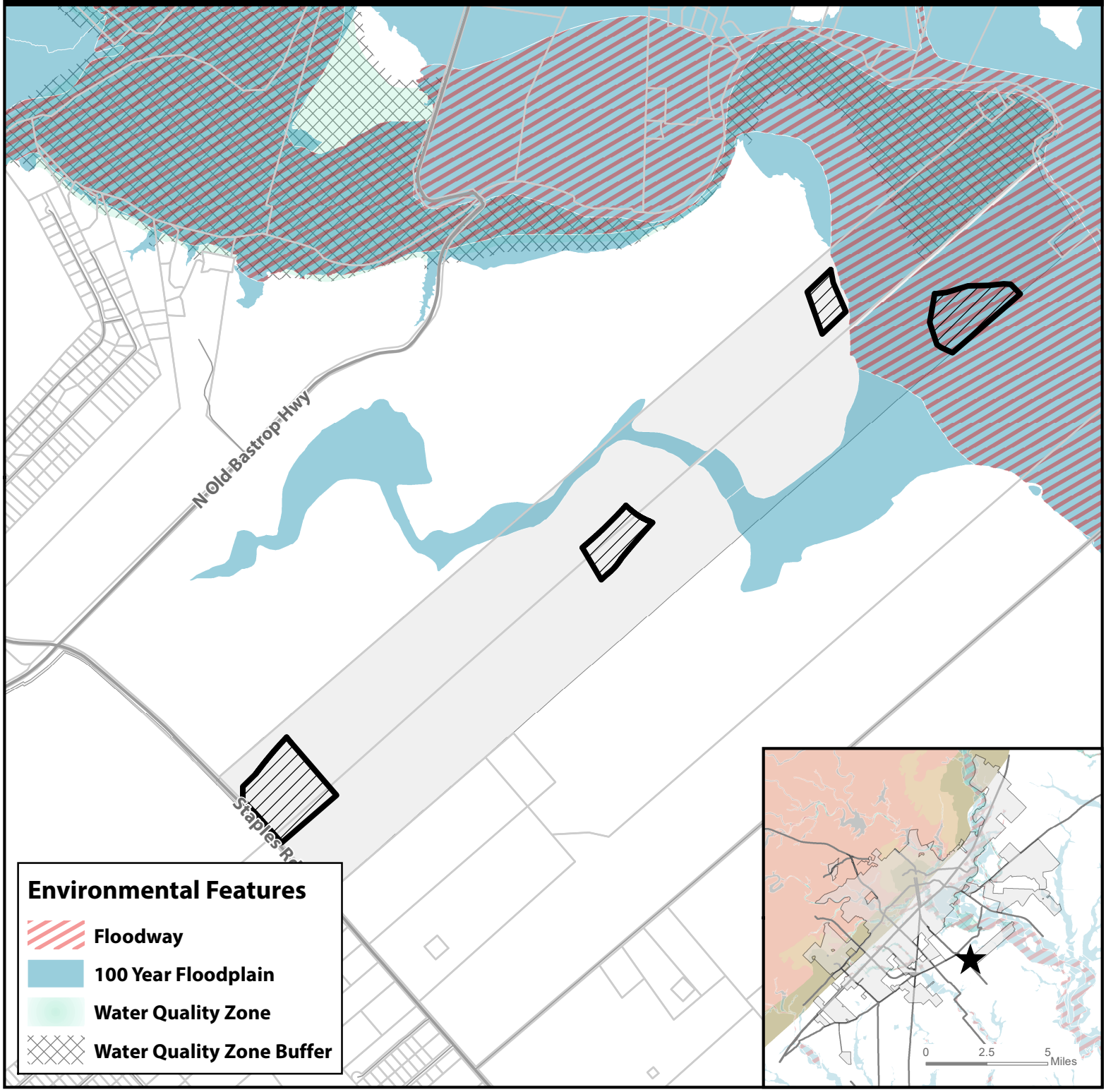
Map Date: 7/28/2020

Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-18 Mayan CD-5\GIS\ZC-20-18_PreferredScenario.mxd

ZC-20-18
Environmental Features
Mayan CD-5 Zoning – 2801 Staples Road



Site Location

Subject Property

Parcels

City Limit

N

0 1,000 2,000 4,000 Feet

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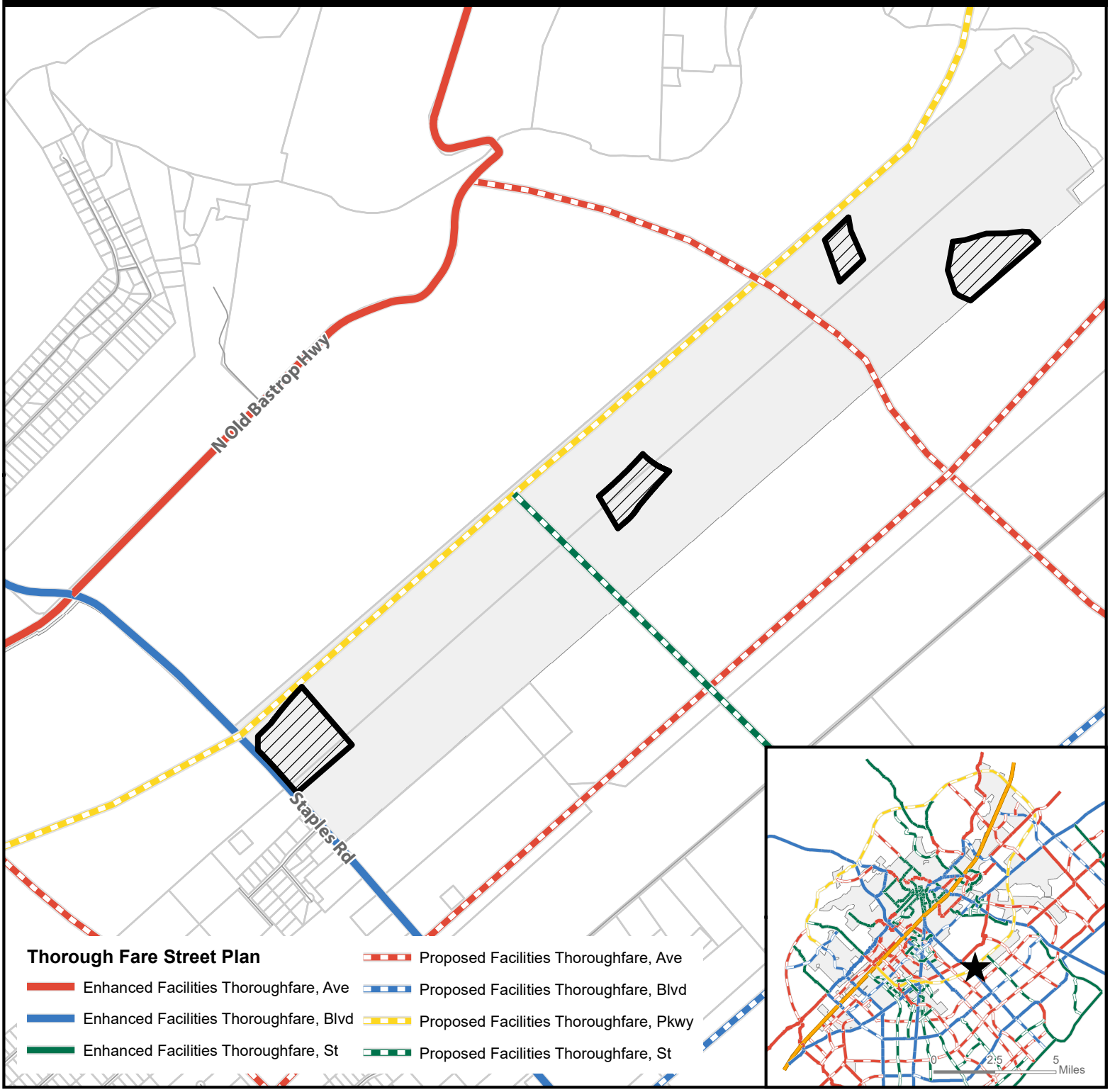
ZC-20-18
Transportation Master Plan
Mayan CD-5 Zoning – 2801 Staples Road



Site Location

Subject Property

Parcels

City Limit

N

0 1,000 2,000 4,000 Feet

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ZC-20-18
400' Notification Buffer
Mayan CD-5 Zoning – 2801 Staples Road

★ **Site Location**

Subject Property

400' Buffer

Parcel

City Limit

N

0 1,000 2,000 4,000 Feet

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Map Date: 7/28/2020

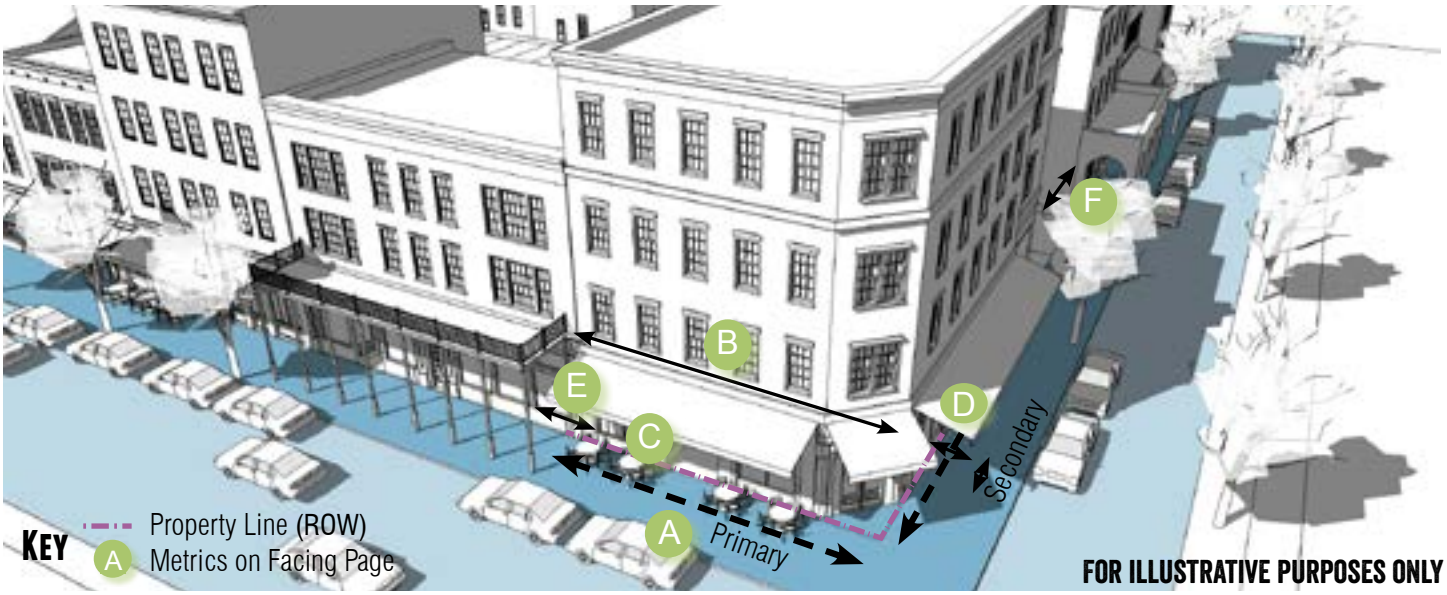
Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-18 Mayan CD-5\GIS\ZC-20-18_Notification Map.mxd

ZC-20-18 Notification List

Owner Name	Owner Address 1	Owner City	Owner State	Zip
Property Owner	106 Kid Ranch Ln	San Marcos	TX	78666
Property Owner	2801 Staples RD	San Marcos	TX	78666
Property Owner	3020 FM 621	San Marcos	TX	78666
Property Owner	3010 FM 621	San Marcos	TX	78666

CD-5

SECTION 4.4.3.5 CHARACTER DISTRICT - 5



General Description

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

Density

Impervious Cover	100% max.

Transportation

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

Building Types Allowed

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

Building Standards

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

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

Lot

Building Type	Lot Area	Lot Width	
Townhouse	1,500 sq. ft. min.	15 ft. min.	A
Apartment Building	2,000 sq. ft. min.	20 ft. min.	
Live/Work	1,100 sq. ft. min.	15 ft. min.	
Mixed Use Shopfront	2,000 sq. ft. min.	20 ft. min.	
Civic Building	2,000 sq. ft. min.	20 ft. min.	

Setbacks - Principal Building

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

Setbacks - Accessory Structure

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

Parking Location

Layer (Section 4.3.3.1)	Surface	Garage
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed along secondary street only	Not Allowed
Third Layer	Allowed	Allowed

Build-to Zone (BTZ)

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

Durable Building Material Area

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

Future Development vs. Character District-5

Section 4.2.1.2 Building Types Allowed by District

Building types are allowed by district as set forth below.

TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT

	FD CD2 SF-R	SF-6 SF 4.5	ND3	ND3.5	ND4	N-MS	CD3	CD4	CD5	CD5D	HC LI HI	EC
ACCESSORY DWELLING UNIT	■	■	■	■	■	■	■	■	■	■	--	--
HOUSE	■	■	■	■	■	--	■	■	--	--	--	--
COTTAGE	--	■	■	■	■	--	■	■	--	--	--	--
COTTAGE COURT	--	--	--	■	--	--	■	--	--	--	--	--
DUPLEX	--	--	--	■	--	--	■	■	--	--	--	--
ZERO LOT LINE HOUSE	--	--	■	■	--	--	■	--	--	--	--	--
TOWNHOUSE	--	--	--	■	■	■	--	■	■	■	--	--
SMALL MULTI-FAMILY	--	--	--	■	■	■	--	--	--	--	--	--
COURTYARD HOUSING	--	--	--	--	■	--	--	■	--	--	--	--

TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT

		FD CD2 SF-R	SF-6 SF 4.5	ND3	ND3.5	ND4	N-MS	CD3	CD4	CD5	CD5D	HC LI HI	EC
	APARTMENT	--	--	--	--	--	--	--	■	■	■	--	--
	LIVE/ WORK	--	--	--	--	--	■	--	■	■	■	--	■
	NEIGHBORHOOD SHOPFRONT	--	--	--	--	■	■	--	■	--	--	--	--
	MIXED USE SHOPFRONT	--	--	--	--	--	■	--	--	■	■	--	■
	GENERAL COMMERCIAL	--	--	--	--	--	--	--	--	--	--	■	■
	CIVIC	■	■	■	■	■	■	■	■	■	■	■	■

LEGEND ■ =Allowed -- =Not Allowed

Future Development vs. Character District-5

Section 5.1.1.2 Land Use Matrix

Table 5.1 Land Use Matrix

Types of Land Uses	Conventional Residential				Neighborhood Density Districts				Character Districts						Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Agricultural Uses																				
Barns or agricultural buildings	P	L	--	--	--	--	--	--	P	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.1
Stables	P	L	--	--	--	--	--	--	--	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.2
Community Garden	P	P	L	L	L	L	L	--	P	P	L	L	L	L	P	P	P	P	P	Section 5.1.2.3
Urban Farm	P	C	C	C	C	L	L	C	P	P	L	L	C	C	P	P	--	P	C	Section 5.1.2.4
Plant Nursery	L	--	--	--	--	--	--	P	--	L	--	--	P	P	P	P	P	--	P	Section 5.1.2.5
Accessory Uses and Structures																				
Accessory Building/Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.1
Accessory Dwelling Unit	L	L	L	L	L	L	P	P	--	P	L	P	P	P	--	--	--	--	--	Section 5.1.3.1
Accessory Use, except as listed below:	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.2
Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	L	P	--	L	Section 5.1.3.2
Outdoor Display	--	--	--	--	--	--	--	L	--	--	--	--	L	L	P	--	--	--	L	Section 5.1.3.2
Food Truck	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.3.1
Drive-thru or Drive-in	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.3.2
Home Occupation	L	L	L	L	L	L	L	--	--	L	L	L	--	--	--	--	--	--	--	Section 5.1.3.4
Family Home Care	P	P	P	P	P	P	P	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.3.5
Short Term Rental	L	L	L	L	L	L	L	P	--	L	L	P	P	P	--	--	--	L	P	Section 5.1.3.6
Residential Uses																				
Single Family Detached	P	L	L	L	L	L	L	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Cottage Court	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Two Family	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Single Family Attached	--	--	--	--	L	L	L	L	--	--	P	P	P	P	--	--	--	--	--	Section 5.1.4.1
Small Multi-Family (up to 9 units)	--	--	--	--	--	L	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Courtyard Housing (up to 24 units)	--	--	--	--	--	--	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Multi-family (10 or more units)	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Purpose Built Student Housing	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	Section 5.1.4.1
Manufactured Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1
Mobile Home Community	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1

Table 5.1 Land Use Matrix

Types of Land Uses	Conventional Residential				Neighborhood Density Districts				Character Districts						Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Community Home	L	L	L	L	L	L	P	P	--	P	P	P	P	P	--	--	--	L	--	Section 5.1.4.12
Fraternity or Sorority Building	--	--	--	--	--	--	C	C	--	--	--	C	P	P	--	--	--	--	--	Section 5.1.4.12
Commercial Uses																				
Professional Office	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	--	--	P	Section 5.1.5.1
Medical, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.2
Urgent care, emergency clinic, or hospital	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	--	--	P	Section 5.1.5.2
Nursing/ retirement home	--	--	--	--	--	--	P	P	--	--	--	P	P	P	P	--	--	--	P	Section 5.1.5.2
Personal Services, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (indoor)	C	--	--	--	--	--	--	P	--	--	--	--	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (outdoor)	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.3
Funeral Home	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.3
Adult Oriented Businesses	See Section 18, Article 6 of the City Code																			
All Retail Sales, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.4
Gasoline Sales	--	--	--	--	--	--	--	L	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Truck stop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	L	Section 5.1.5.4
Tattoo, body piercing	--	--	--	--	--	--	C	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Building material sales	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	P	P	--	P	Section 5.1.5.4
Vehicle Sales/ Rental	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Pawnshop	--	--	--	--	--	--	--	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Restaurant/ Bar, as listed below:																				
Eating Establishment	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.5
Bar	--	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	--	C	Section 5.1.5.5
Mobile Food Court	--	--	--	--	--	--	--	C	--	--	--	--	P	P	--	--	--	--	--	Section 5.1.5.5
Sale of Alcohol for on premise consumption	--	--	--	--	--	--	C	C	--	--	--	C	C	C	C	--	--	--	C	Section 5.1.5.5
Overnight Lodging, as listed below:																				Section 5.1.5.6
Bed and Breakfast (up to 8 rooms)	L	C	C	C	C	L	L	P	--	P	C	P	P	P	--	--	--	--	P	Section 5.1.5.6
Boutique Hotel (9 - 30 rooms)	--	--	--	--	--	--	C	P	--	--	--	P	P	P	--	--	--	--	P	Section 5.1.5.6

Table 5.1 Land Use Matrix

Types of Land Uses	Conventional Residential				Neighborhood Density Districts				Character Districts						Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	P	--	--	--	--	P	P	--	--	--	--	P	Section 5.1.5.6
Outdoor Recreation, except as listed below:	--	--	--	--	--	--	--	C	--	--	--	--	P	C	P	--	--	--	P	Section 5.1.5.7
Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--	C	C	Section 5.1.5.7
Traveler Trailers/ RVs Short Term stays	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Section 5.1.5.7
Shooting Range	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.7
Indoor Recreation, except as listed below:	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.5.8
Gym/ Health club	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	P	--	P	Section 5.1.5.8
Smoking Lounge	--	--	--	--	--	--	--	C	--	--	--	--	P	C	--	--	--	--	P	Section 5.1.5.8
Charitable Gaming Facility	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C	--	--	--	C	Section 5.1.5.8
Public & Institutional																				
Civic, except as listed below:	P	L	L	L	L	L	P	P	L	L	L	P	P	P	P	P	P	P	P	Section 5.1.6.1
Day Care Center	C	--	--	--	C	C	L	P	--	C	C	L	P	P	P	--	--	--	P	Section 5.1.6.1
Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.2
Minor Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.3
Major Utilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	Section 5.1.6.3
Antenna	See Section 5.1.6.3D																			
Industrial																				
Light Industrial	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	P	--	C	Section 5.1.7.1
Light Manufacturing	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.7.2
Vehicle Service, as listed below:																				Section 5.1.7.3
Car Wash	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (minor)	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (major)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	C	Section 5.1.7.3
Warehouse & Distribution	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	P	Section 5.1.7.4
Waste-Related service	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	--	Section 5.1.7.5
Wholesale trade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	Section 5.1.7.6
Self Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.7
Research and Development	--	--	--	--	--	--	--	--	--	--	--	--	C	C	P	P	P	--	C	Section 5.1.7.8
Wrecking/Junk Yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	Section 5.1.7.9

Zoning District Comparison Chart

Topic	*Existing Zoning:* **Future Development (FD)**	*Proposed Zoning:* **Character District – 5 (CD-5)**
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The CD-5 district is primarily intended to provide a variety of residential, retail, service, and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.
Uses	Residential / Agricultural *(See Land Use Matrix)*	Residential, Commercial, Office, etc. *(See Land Use Matrix)*
Parking Location	No location standards	No parking in the 1st layer; Parking allowed in 2nd layer along secondary street only
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories (min), 5 stories (max) *****Additional stories can be allowed by City Council via alternative compliance
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	0' minimum/12' max front, 0' side, and 0' rear
Impervious Cover (max)	30%	100%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Allows a variety of lot sizes depending on Building Type with 1,100 sq ft in area and 15' lot in width being the smallest allowed minimums
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	2,000 ft. Block Perimeter max

ZC-20-18 (The Mayan-Character District-5 Zoning) Zoning Change Review **(By Comp Plan Element)**

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

	YES	NO (map amendment required)
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?	**X – Character Districts are "Considered" in Low Intensity Zones on the Preferred Scenario Map.**	

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

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

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint		**26%**	**40%**	**26%**	**8%**
Constraint by Class					
Cultural	**72%**			**28%**	
Edwards Aquifer	**100%**				
Endangered Species	**100%**				
Floodplains	**68%**	**3%**		**23%**	**6%**
Geological	**100%**				
Slope	**100%**				
Soils	**54%**	**37%**		**9%**	
Vegetation	**100%**				
Watersheds		**26%**	**74%**		
Water Quality Zone	**61%**			**5%**	**34%**

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	**Lower San Marcos River Watershed**				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for Watershed	**X**				

Notes: **The 2013 Comprehensive Plan predicted a 16% increase of impervious cover under the Preferred Scenario of development compared to a 91% increase under the trend scenario. The Plan predicted that the amount of urban land (meaning in City limits and not agriculture or undeveloped) in this watershed would increase from 7% to 9% under the Preferred Scenario of Development as compared to an increase to 14% under the trend scenario. The trend scenario envisioned lower density, single family development South of the San Marcos River while the preferred scenario envisioned medium density development concentrated along the Highway 80 and Highway 21 intersection.** **According to the model, this watershed has a high amount of bacteria loadings based on the amount of cattle per acre and recommends various landscape management methods such as native grasses and shrubs to provide vegetative filter strips and reduce the rate of erosion.**

NEIGHBORHOODS – Where is the property located

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

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

				YES	NO
Will Parks and / or Open Space be Provided? **Parkland dedication and parkland development is required at the time of plat and is based on the number of units proposed. Fee in lieu of dedication and development may be accepted if requested by the subdivider and approved by the Responsible Official and/or the Parks Board.**				**X**	
Will Trails and / or Green Space Connections be Provided? **The Transportation Master Plan requires a greenway along the future FM-110 extension and Staples Road.**				**X**	
Maintenance / Repair Density	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	**X**				
Water Infrastructure	**X**				
Public Facility Availability				YES	NO
Parks / Open Space within ¼ mile (walking distance)? **The nearest park is the El Camino Real Park which is located approximately 2 miles from the closest property in the proposed development.**					**X**
Wastewater service available? **The developer will be required to extend wastewater service to the development. Wastewater lines will be required throughout the development to service the property.**					**X**
Water service available? **The property is located in Crystal Clear CCN. The developer will be required to extend water service to the development as needed. Water lines will be also required throughout the development to service the property.**				**X**	

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

		A	B	C	D	F
Existing Daily LOS	**Staples Road**	**X**				

Existing Peak LOS	**Staples Road**	**X**				
Preferred Scenario Daily LOS	**Staples Road** **FM-110**			**X**		 **X**
Preferred Scenario Peak LOS	**Staples Road** **FM-110**	**X**				 **X**
Note: The property will be required to meet the Transportation Master Plan and construct required streets per the Block Standards in the Development Code.						
			N/A	Good	Fair	Poor
Sidewalk Availability (Required to build.)			**X**			
Sidewalks will be required to be constructed at the time of development.						
			YES		NO	
Adjacent to existing bicycle lane? **The development will be responsible for constructing required bike infrastructure within new proposed streets.**					**X**	
Adjacent to existing public transportation route?					**X**	

PLANNING AND DEVELOPMENT SERVICES

7/24/2020 **ZC-20-18**

Notice of Public Hearing
Zoning Change Request
"FD" Future Development to "CD-5" Character District-5
2801 Staples Road

Hold a public hearing and consider a request by Todd Burek, on behalf of The Mayan at San Marcos River LLC, for a zoning change from "FD" Future Development to "CD-5" Character District-5, or such other less intense zoning district classification as the City Council may approve, for approximately 42.872 acres, more or less, out of the Benjamin & Graves Fulcher Survey, Abstract No. 813, the William A. Matthews Survey, Abstract No. 305, and the William Burnett Jr. Survey, Abstract No. 56, Hays County, Texas, and the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County, Texas, generally located at 2801 Staples Road.

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

- A public hearing will be conducted by the Planning and Zoning Commission via virtual meeting on **Tuesday, August 11, 2020** at **6:00 p.m.** You may join and participate in the public hearing using the following link: http://sanmarcostx.gov/541/PZ-Video-Archives

- A public hearing will be held at the City Council Meeting on **Tuesday, September 1, 2020** at **6:00 p.m.** in the Council Chambers in City Hall, 630 East Hopkins. If current orders related to COVID-19 are extended, virtual meeting information will be provided at the following website: https://sanmarcostx.gov/421/City-Council-Videos-Archives

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

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

For more information regarding this request, contact the case manager, **Shavon Caldwell,** at **512.805.2649**. When calling, please refer to case number **ZC-20-18.**

As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City's website at: www.sanmarcostx.gov to see if other means of participating in the public hearing become available.

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

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

Updated: October, 2019

CONTACT INFORMATION

Character District 5 Commericial

Applicant's Name	Todd Burek	Property Owner	Todd Burek
Company	Mayans at San Marcos River	Company	Mayans at San Marcos River
Applicant's Mailing Address	22711 Fossil Peak San Marcos, TX 78216	Owner's Mailing Address	22711 Fossil Peak San Marcos, TX 78216
Applicant's Phone #	210-313-3453	Owner's Phone #	210-313-3453
Applicant's Email	todd.burek@gmail.com	Owner's Email	todd.burek@gmail.com

PROPERTY INFORMATION

Subject Property Address(es): FM 621 San Marcos, TX 78666

Legal Description: **Lot** _____ **Block** _____ **Subdivision** _____

Total Acreage: 42.96 **Tax ID #: R** 25912, R92442, R16386, R151618, R151617, R55712

Preferred Scenario Designation: _____ **Existing Zoning:** Future development

Existing Land Use(s): Agriculture

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Character District 5 (CD-5)

Proposed Land Uses / Reason for Change: multi use to include residential, commercial and Multifamily.

Rezone from FD to Character District 5 (CD-5) to allow multi-use residential, multifamily and commercial use

AUTHORIZATION

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

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

**Existing Neighborhood Regulating Plan Included.*

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Todd Burek (owner name) on behalf of Mayan at San Marcos River, LLC. (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at 22711 Fossil Peak San Marcos, TX 78216 (address).

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

Signature of Owner: _____ Date: _____

Printed Name, Title: _____

Signature of Agent: _____ Date: _____

Printed Name, Title: _____

Form Updated October, 2019

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

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

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***

- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be $91 plus a $13 technology fee.***

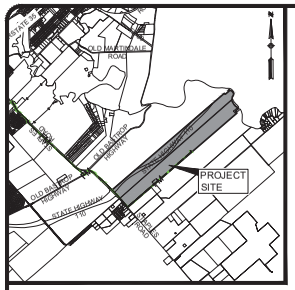
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be $91 plus a $13 technology fee.***

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

Signature: Todd Burek Date: 06/29/2020

Print Name: Todd Burek

Form Updated October, 2019



LOCATION MAP
N.T.S.

CURRENT ZONING

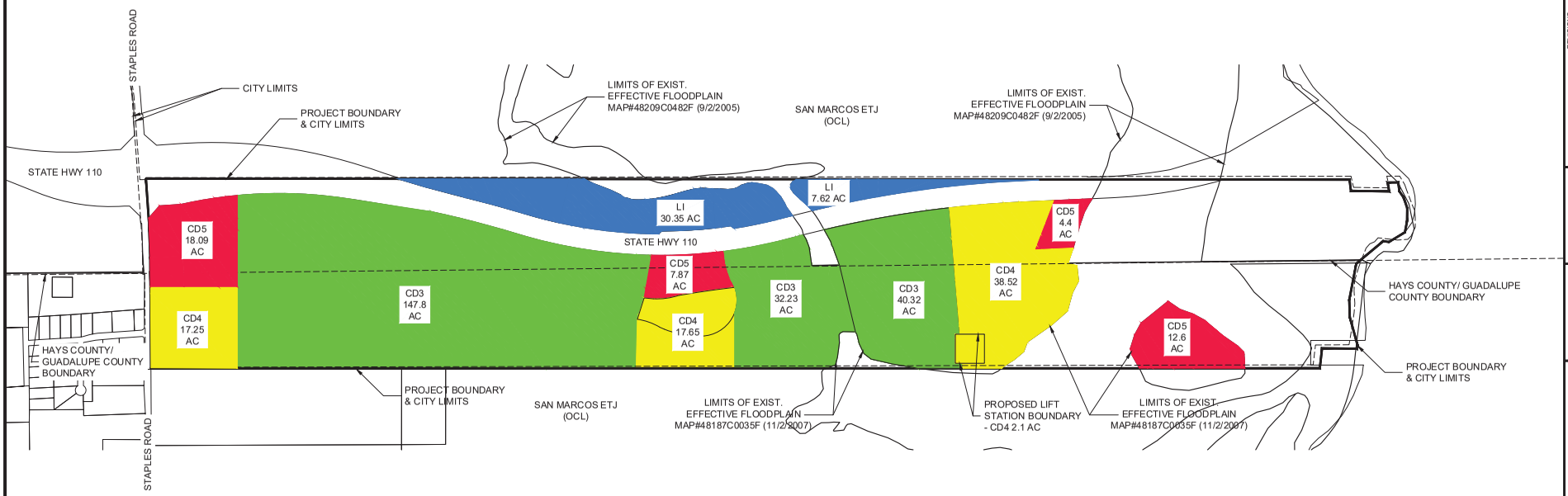
FUTURE DEVELOPMENT (FD)

PROPOSED ZONING

- CHARACTER DISTRICT 3 - RESIDENTIAL (CD3)
- CHARACTER DISTRICT 4 - MULTIFAMILY (CD4)
- CHARACTER DISTRICT 5 - COMMERCIAL (CD5)
- LIGHT INDUSTRIAL (LI)

500 250 0 500 1000

SCALE IN FEET
SCALE: 1"=500'



THE MAYAN

ZONING DEDICATION EXHIBIT

REVISIONS

NO.	DESCRIPTION	BY	DATE

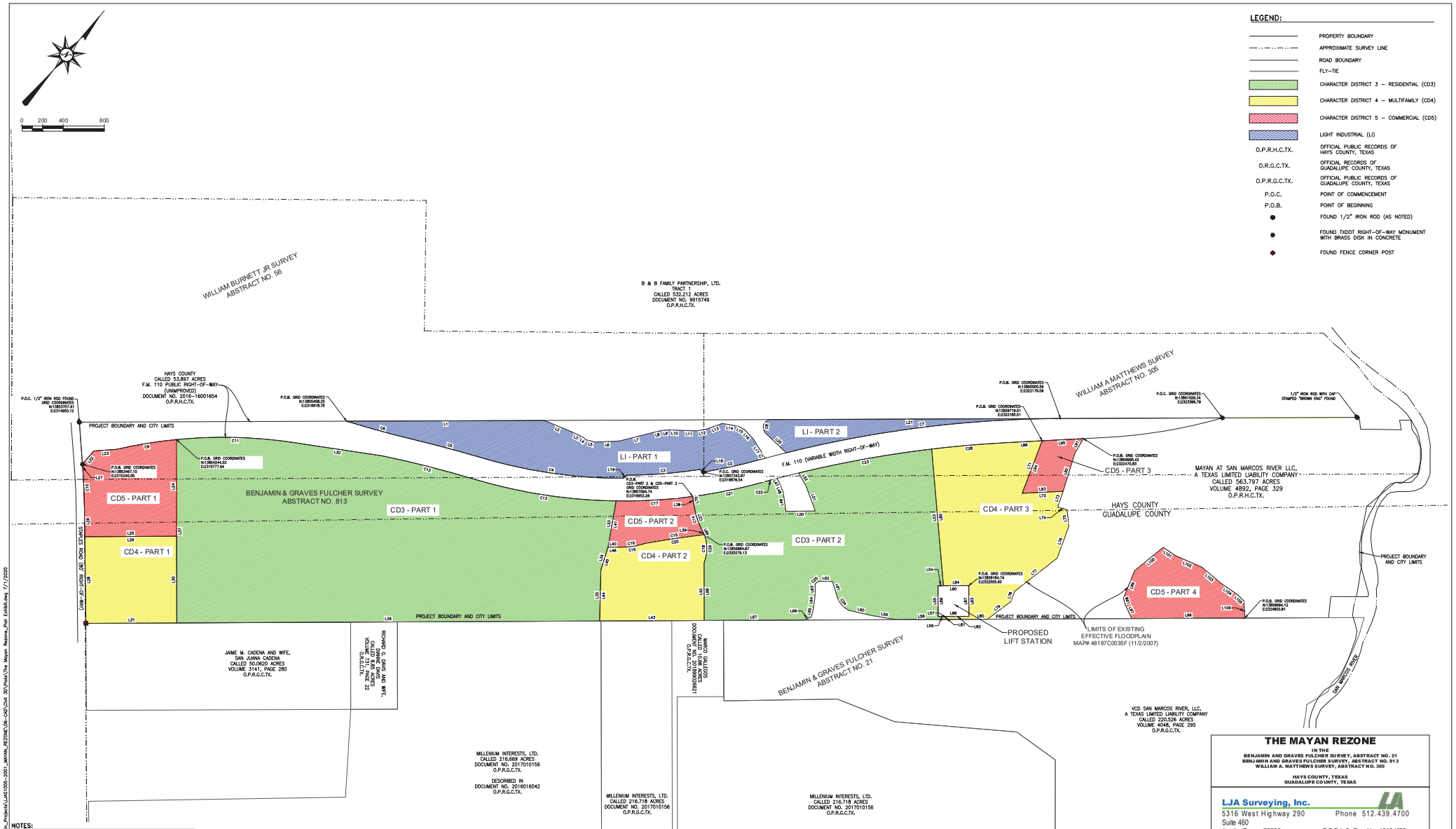
DATE: 04/05/2023
DESIGNED BY:
DRAWN BY: NB
CHECKED BY:
DRAWING NAME: Zoning Exhibit_Revised.dwg

LJA Engineering, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA193-426

SHEET NO. 1 OF 1 SHEETS

H:\SA193 Mayan at San Marcos\SA20 Mayan Subdivision\A08 Site Development Plans\DWG-Exhibit\Zoning Exhibit_Revised.dwg
User: Nick Bonner
Last Modified: Jun. 05, 20 - 13:23
Plot Date/Time: Jul. 13, 20 - 10:15:13



NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE, NAD 83.
2. ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0000741. UNITS: U.S. FEET
3. THIS IS NOT A BOUNDARY SURVEY.
4. THIS MAP IS INTENDED FOR DISTRICT REZONE DESCRIPTION PURPOSES ONLY.
5. THIS MAP REPRESENTS PAGES 1 AND 2 OF THE FOLLOWING ZONE DESCRIPTIONS:
   - CHARACTER DISTRICT 3 - RESIDENTIAL (CD3) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICT 4 - MULTIFAMILY (CD4) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICT 5 - COMMERCIAL (CD5) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIGHT INDUSTRIAL METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIFT STATION BOUNDARY METES AND BOUNDS DESCRIPTION DATED 06-30-2020.

THE MAYAN REZONE

IN THE
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 813
WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305

HAYS COUNTY, TEXAS
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
5316 West Highway 290
Suite 460
Austin, Texas 78735
Phone 512.439.4700
T.B.P.L.S. Firm No. 10194533

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LJAS1005-2001	2 OF 2

DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION

S:\Main\Survey\Austin_Survey\Austin_Projects\LJAS1005-2001_MAYAN_REZONE\08-CAD\Civil 3D\Plats\The Mayan Rezone_Plat Exhibit.dwg 7/1/2020

CD3 – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L32	N57°54'51"E	870.57'
L33	S30°40'06"E	458.24'
L34	S23°12'13"E	231.61'
L35	S39°20'19"E	496.08'
L36	S49°07'28"W	4114.99'
L37	N40°45'42"W	940.79'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C11	1144.874	4632.000	14°09'42"	N50°50'00"E	1141.96
C12	918.636	10990.000	4°47'21"	N63°37'19"E	918.37
C13	1407.056	5110.000	15°46'36"	N58°07'37"E	1402.62

CD3 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L47	S71°35'49"E	51.89'
L48	S61°21'41"E	97.53'
L49	S48°55'04"E	185.91'
L50	N48°33'29"E	285.39'
L51	N60°57'46"W	260.95'
L52	N70°06'45"W	143.14'
L53	S45°32'31"E	1334.51'
L54	S49°14'18"W	53.37'
L55	S40°45'42"E	300.02'
L56	N49°14'18"E	78.46'
L57	S45°32'31"E	28.55'
L58	S49°07'28"W	485.78'
L59	S58°50'30"W	244.60'
L60	S62°03'42"W	225.66'
L61	N57°53'58"W	130.53'
L62	S50°17'42"W	129.27'
L63	S43°21'28"E	80.86'
L64	S33°11'43"E	149.74'
L65	S27°01'01"E	87.04'
L66	S28°42'09"W	82.91'
L67	S49°07'28"W	965.00'
L68	N40°45'42"W	562.59'
L69	N65°57'47"W	32.38'
L70	N47°59'08"W	77.76'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	706.696	5110.000	7°55'26"	N37°53'25"E	706.13
C22	131.124	10990.000	0°41'01"	N34°16'13"E	131.12
C23	1315.483	10990.000	6°51'30"	N39°10'58"E	1314.70
C24	205.267	224.234	52°26'58"	N78°40'09"W	198.17
C25	55.538	49.900	63°46'10"	S10°01'38"W	52.72
C26	278.659	373.627	42°43'57"	N40°13'28"W	272.24
C27	281.618	770.725	20°56'08"	N58°50'07"W	280.05

CD4 – PART 1 LINE TABLE

Line Table		
Line #	Bearing	Length
L28	N41°21'04"W	843.29'
L29	N49°07'28"E	893.28'
L30	S40°45'42"E	843.26'
L31	S49°07'28"W	884.61'

CD4 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L42	S40°45'42"E	562.59'
L43	S49°07'28"W	1016.53'
L44	N39°20'19"W	496.08'
L45	N23°12'13"W	231.61'
L46	N48°11'21"E	97.07'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C18	278.659	373.627	42°43'57"	S40°13'28"E	272.24
C19	268.652	707.273	21°45'48"	N41°34'38"E	267.04
C20	581.181	9855.553	3°22'43"	N41°03'17"E	581.10

CD4 – PART 3 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L71	S19°40'40"E	547.44'
L72	N46°32'15"E	400.03'
L73	S21°47'22"E	163.38'
L74	N64°44'14"E	94.32'
L75	S47°01'56"E	161.57'
L76	S20°30'11"E	331.37'
L77	S11°34'07"W	523.34'
L78	S20°06'04"E	106.23'
L79	S12°14'11"W	286.70'
L80	S49°07'28"W	399.55'
L81	N45°32'31"W	28.55'
L82	N49°14'18"E	221.56'
L83	N40°45'42"W	300.02'
L84	S49°14'18"W	246.65'
L85	N45°32'31"W	1334.51'
L86	N46°24'19"E	350.98'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C28	727.641	10990.000	3°47'37"	N44°30'31"E	727.51

PROPOSED LIFT STATION LINE TABLE

Line Table		
Line #	Bearing	Length
L87	S40°45'42"E	300.02'
L88	S49°14'18"W	221.56'
L89	N40°45'42"W	300.02'
L90	N49°14'18"E	246.65'

LI – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L1	N49°10'24"E	1925.25'
L2	N72°05'03"E	299.59'
L3	N74°46'40"E	108.12'
L4	N89°52'45"E	39.44'
L5	N64°09'35"E	90.85'
L6	N46°49'14"E	235.44'
L7	N35°19'08"E	331.75'
L8	N36°08'22"E	90.92'
L9	N43°29'42"E	73.77'
L10	N52°00'06"E	114.50'
L11	N51°18'05"E	158.56'
L12	N38°41'51"E	94.30'
L13	N29°54'36"E	162.95'
L14	N58°37'53"E	158.19'
L15	N78°28'41"E	71.84'
L16	S83°25'51"E	119.32'
L17	S73°02'48"E	223.87'
L18	S85°17'04"W	42.56'
L19	S04°27'07"W	42.56'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	76.169	11210.000	0°23'22"	S34°07'24"W	76.17
C2	542.452	4860.000	6°23'42"	S37°06'24"W	542.17
C3	717.411	4860.000	8°27'28"	S44°52'05"W	716.76
C4	1413.728	4890.000	16°33'52"	S57°44'03"W	1408.81
C5	628.562	11210.000	3°12'46"	S64°24'36"W	628.48
C6	717.466	11052.000	3°43'10"	S64°39'49"W	717.34

LI – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L20	N86°54'48"W	263.84'
L21	N49°10'24"E	2834.23'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	2697.865	11210.009	13°47'21"	S42°16'42"W	2691.36
C8	178.014	79.177	128°49'06"	N29°37'51"W	142.82

CD5 – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L22	N00°07'28"E	169.59'
L23	N45°11'07"E	222.18'
L24	S40°45'42"E	940.79'
L25	S49°07'28"W	893.28'
L26	N41°21'04"W	300.48'
L27	N44°51'11"W	52.82'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C9	589.764	4632.000	7°17'42"	N40°06'18"E	589.37
C10	352.303	5767.278	3°30'00"	N43°06'04"W	352.25

CD5 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L38	S47°59'08"E	77.76'
L39	S65°57'47"E	32.38'
L40	S48°11'21"W	97.07'
L41	N30°40'06"W	458.24'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C14	281.618	770.725	20°56'08"	S58°50'07"E	280.05
C15	581.181	9855.553	3°22'43"	S41°03'17"W	581.10
C16	268.652	707.273	21°45'48"	S41°34'38"W	267.04
C17	747.962	5110.000	8°23'11"	N46°02'44"E	747.29

CD5 – PART 3 LINE TABLE

Line Table		
Line #	Bearing	Length
L91	S10°39'10"E	165.19'
L92	S23°27'29"E	386.34'
L93	S46°32'15"W	400.03'
L94	N19°40'40"W	547.44'
L95	N46°24'19"E	400.92'

CD5 – PART 4 LINE TABLE

Line Table		
Line #	Bearing	Length
L96	S49°07'28"W	1101.24'
L97	N65°57'58"W	152.79'
L98	N55°05'34"W	63.62'
L99	N18°22'18"W	287.89'
L100	N10°10'40"E	358.74'
L101	N83°26'00"E	146.21'
L102	N72°54'07"E	276.22'
L103	N89°16'20"E	248.87'
L104	N83°43'18"E	191.63'
L105	S85°51'24"E	87.58'
L106	S43°58'55"E	166.76'

NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE, NAD 83.
2. ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0000741. UNITS: U.S. FEET
3. THIS IS NOT A BOUNDARY SURVEY.
4. THIS MAP IS INTENDED FOR DISTRICT REZONE DESCRIPTION PURPOSES ONLY.
5. THIS MAP REPRESENTS PAGES 1 AND 2 OF THE FOLLOWING ZONE DESCRIPTIONS:
   - CHARACTER DISTRICT 3 - RESIDENTIAL (CD3) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICT 4 - MULTI FAMILY (CD4) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICT 5 - COMMERCIAL (CD5) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIGHT INDUSTRIAL METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIFT STATION BOUNDARY METES AND BOUNDS DESCRIPTION DATED 06-30-2020.

GORDON N. ANDERSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6617

THE MAYAN REZONE

IN THE
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 813
WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305

HAYS COUNTY, TEXAS
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
5316 West Highway 290
Suite 460
Austin, Texas 78735
Phone 512.439.4700
T.B.P.L.S. Firm No. 10194533

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LJAS1005-2001	2 OF 2

DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION

S:\Main\Survey\Austin_Survey\Austin_Projects\LJAS1005-2001_MAYAN_REZONE\08-CAD\Civil 3D\Plats\The Mayan Rezone_Plat Exhibit.dwg 7/1/2020

CD5-PART 1 – 18.031 ACRES (785,430 SQUARE FEET)

BEING A 18.031 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY NO. 19, ABSTRACT NO. 813 AND THE WILLIAM BURNETT JR. SURVEY, ABSTRACT NO. 56, SITUATED IN HAYS COUNTY, TEXAS, AND THE BENJAMIN & GRAVES FULCHER SURVEY NO. 19, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 18.031 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., ON THE NORTHEASTERLY RIGHT-OF-WAY OF STAPLES ROAD (80-FOOT RIGHT-OF-WAY) AND FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 201616001654, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAME BEING THE SOUTH CORNER OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX., WITH GRID COORDINATES OF N:13853757.83, E: 2314950.70, FROM WHICH POINT A 1/2-INCH IRON ROD FOUND BEARS SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 0.79 FEET,

THENCE SOUTH 44 DEGREES 51 MINUTES 11 SECONDS EAST, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, A DISTANCE OF 410.27 FEET TO A TXDOT TYPE II DISK MONUMENT FOUND AT THE SOUTH CORNER OF SAID 53.897 ACRE TRACT, FOR THE **POINT OF BEGINNING**, WITH GRID COORDINATES OF N: 13853467.70, E: 2315240.04;

THENCE WITH THE SOUTHEAST LINE OF SAID 53.897 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) NORTH 00 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 169.59 FEET TO A POINT,
2) NORTH 45 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 222.18 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, AND
3) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 589.76 FEET, A RADIUS OF 4,632.00 FEET, A DELTA ANGLE 07 DEGREES 17 MINUTES 42 SECONDS, AND A CHORD THAT BEARS NORTH 40 DEGREES 06 MINTUES 18 SECONDS EAST, A DISTANCE OF 589.37 FEET TO A POINT;

THENCE SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, DEPARTING THE SOUTHEAST LINE OF SAID 53.897 ACRE TRACT, A DISTANCE OF 940.79 FEET TO A POINT;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, OVER AND ACROSS SAID 563.797 ACRE TRACT, A DISTANCE OF 893.28 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, FROM WHICH A FENCE CORNER POST FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT, SAME BEING THE WEST CORNER OF A CALLED 50.0620 ACRE TRACT CONVEYED IN DEED TO JAIME M. CADENA AND WIFE, SAN JUANA CADENA, RECORDED IN VOLUME 3141, PAGE 280, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, BEARS SOUTH 41 DEGREES 21 MINUTES 04 SECONDS EAST, A DISTANCE OF 843.29 FEET;

THENCE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, SAME BEING THE SOUTHWEST LINE OF SAID 563.797 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, A DISTANCE OF 300.48 FEET TO A TXDOT TYPE I CONCRETE MONUMENT AT THE BEGINNING OF A CURVE TO THE LEFT,
2) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 352.30 FEET, A RADIUS OF 5,767.28 FEET, A DELTA ANGLE OF 03 DEGREES 30 MINUTES 00 SECONDS, AND CHORD THAT BEARS NORTH 43 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE 352.25 FEET TO A TXDOT TYPE I CONCRETE MONUMENT, AND
3) NORTH 44 DEGREES 51 MINUTES 11 SECONDS WEST, A DISTANCE OF 52.82 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 18.031 ACRES OF LAND, MORE OR LESS.

CD5-PART 2 – 7.850 ACRES (341,948 SQUARE FEET)

BEING A 7.850 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813, SITUATED IN HAYS COUNTY, TEXAS AND THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 7.850 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.40 E: 2323366.95;

THENCE SOUTH 17 DEGREES 04 MINUTES 02 SECONDS EAST, A DISTANCE OF 259.02 FEET TO THE **POINT OF BEGINNING** ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, WITH GRID COORDINATES OF N: 13857094.72, E: 2319952.15;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1) SOUTH 47 DEGREES 59 MINUTES 08 SECONDS EAST, A DISTANCE OF 77.76 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,
2) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 281.62 FEET, A RADIUS OF 770.72 FEET, A DELTA ANGLE OF 20 DEGREES 56 MINUTES 08 SECONDS, AND A CHORD THAT BEARS SOUTH 58 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 280.05 FEET TO A POINT,
3) SOUTH 65 DEGREES 57 MINUTES 47 SECONDS EAST, A DISTANCE OF 32.38 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
4) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 581.18 FEET, A RADIUS OF 9,855.55 FEET, A DELTA ANGLE OF 03 DEGREES 22 MINUTES 43 SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 03 MINUTES 17 SECONDS WEST, A DISTANCE OF 581.10 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
5) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 268.65 FEET, A RADIUS OF 707.27 FEET, A DELTA ANGLE OF 21 DEGREES 45 MINUTES 48 SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 34 MINUTES 38 SECONDS WEST, A DISTANCE OF 267.04 FEET TO A POINT,
6) SOUTH 48 DEGREES 11 MINUTES 21 SECONDS WEST, A DISTANCE OF 97.07 FEET TO A POINT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 41 DEGREES 06 MINUTES 01 SECONDS WEST, A DISTANCE OF 5,133.48 FEET, AND
7) NORTH 30 DEGREES 40 MINUTES 06 SECONDS WEST, A DISTANCE OF 458.24 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID F.M. 110, AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 747.96 FEET, A RADIUS OF 5,110.00 FEET, A DELTA ANGLE OF 08 DEGREES 23 MINUTES 11 SECONDS, AND A CHORD THAT BEARS NORTH 46 DEGREES 02 MINUTES 44 SECONDS EAST, A DISTANCE OF 747.29 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 7.850 ACRES OF LAND, MORE OR LESS.

CD5-PART 3 - 4.445 ACRES (193,624 SQUARE FEET)

BEING A 4.445 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813 AND THE WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305, SITUATED IN HAYS COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 4.445 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.40, E: 2323366.95;

THENCE SOUTH 40 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 1,368.19 FEET TO THE **POINT OF BEGINNING** ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, WITH GRID COORDINATES OF N: 13859995.44, E: 2322470.80;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) SOUTH 10 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 165.19 FEET TO A POINT,
2) SOUTH 23 DEGREES 27 MINUTES 29 SECONDS EAST, A DISTANCE OF 386.34 FEET TO A POINT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED “BROWN ENG” FOUND ON THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT BEARS NORTH 35 DEGREES 16 MINUTES 50 SECONDS EAST, A DISTANCE OF 2,948.93 FEET,
3) SOUTH 46 DEGREES 32 MINUTES 15 SECONDS WEST, A DISTANCE OF 400.03 FEET TO A POINT, AND
4) NORTH 19 DEGREES 40 MINUTES 40 SECONDS WEST, A DISTANCE OF 547.44 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110;

THENCE NORTH 46 DEGREES 24 MINUTES 19 SECONDS EAST, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, A DISTANCE OF 400.92 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 4.445 ACRES OF LAND, MORE OR LESS.

CD5-PART 4 - 12.546 ACRES (546,495 SQUARE FEET)

BEING A 12.546 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY NO. 19, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 12.546 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.40, E: 2323366.95;

THENCE SOUTH 47 DEGREES 02 MINUTES 36 SECONDS EAST, A DISTANCE OF 1,959.54 FEET TO THE **POINT OF BEGINNING** ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, WITH GRID COORDINATES OF N: 13859694.02, E: 2324800.79;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 1,101.24 FEET TO A POINT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 10,176.29 FEET;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TEN (10) COURES AND DISTANCES:

1) NORTH 65 DEGREES 57 MINUTES 58 SECONDS WEST, A DISTANCE OF 152.79 FEET TO A POINT,
2) NORTH 55 DEGREES 05 MINUTES 34 SECONDS WEST, A DISTANCE OF 63.62 FEET TO A POINT,
3) NORTH 18 DEGREES 22 MINUTES 18 SECONDS WEST, A DISTANCE OF 287.89 FEET TO A POINT,
4) NORTH 10 DEGREES 10 MINUTES 40 SECONDS EAST, A DISTANCE OF 358.74 FEET TO A POINT,
5) NORTH 83 DEGREES 26 MINUTES 00 SECONDS EAST, A DISTANCE OF 146.21 FEET TO A POINT,
6) NORTH 72 DEGREES 54 MINUTES 07 SECONDS EAST, A DISTANCE OF 276.22 FEET TO A POINT,
7) NORTH 89 DEGREES 16 MINUTES 20 SECONDS EAST, A DISTANCE OF 248.87 FEET TO A POINT,
8) NORTH 83 DEGREES 43 MINUTES 18 SECONDS EAST, A DISTANCE OF 191.63 FEET TO A POINT,
9) SOUTH 85 DEGREES 51 MINUTES 24 SECONDS EAST, A DISTANCE OF 87.58 FEET TO A POINT, AND
10) SOUTH 43 DEGREES 58 MINUTES 55 SECONDS EAST, A DISTANCE OF 166.76 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 12.546 ACRES OF LAND, MORE OR LESS.

Bearing Basis:
All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.

06/30/2020

Gordon Anderson, RPLS No. 6617
LJA Surveying, Inc.
5316 Highway 290 West, Suite 460
Austin, Texas 78735
Texas Firm No. 10194533

STATE OF TEXAS
REGISTERED
GORDON N. ANDERSON
6617
PROFESSIONAL
LAND SURVEYOR

File #: Ord. 2020-65(b), **Version:** 1

AGENDA CAPTION:
Consider approval of Ordinance 2020-65, on the second of two readings, amending the Official Zoning Map of the City (ZC-20-19), by rezoning approximately 78.853 acres of land located at 2801 Staples Road, from “FD” Future Development District to “CD-4” Character District-4; and including procedural provisions.
Meeting date: September 15, 2020

Department: Planning & Development

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

Choose an item.

Choose an item.

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

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☒ Land Use - Direct Growth, Compatible with Surrounding Uses

☐ Neighborhoods & Housing - Choose an item.

☐ Parks, Public Spaces & Facilities - Choose an item.

☒ Transportation - Safe, Well coordinated transportation system implemented in an environmentally sensitive manner

☐ Core Services

☐ Not Applicable

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

Vision San Marcos - A River Runs Through Us

Background Information:

The subject property is within City limits and was annexed in 2008. The property is currently vacant and is surrounded almost exclusively by vacant, rural/agricultural land as well as the San Marcos River along the northernmost extent of the subject tract and some existing residential and commercial uses in the Redwood community along the southernmost extent of the subject tract. In addition, FM 110 is proposed to be located adjacent to the subject property and right-of-way has already been dedicated in order to provide for the future construction of FM 110.

The purpose of this zoning change to “Character District-4” is to allow for the development of approximately 79 acres of mixed commercial and residential uses.

The applicant is also requesting rezoning to CD-3, CD-5, and LI for approximately 306 additional acres in the vicinity of the future FM 110 corridor between Staples Road and the San Marcos River. These requests are being considered as separate zoning requests (ZC-20-17, ZC-20-18, and ZC-20-20).

The City of San Marcos will provide wastewater services at the site and as the property is within the Crystal Clear CCN, Crystal Clear Special Utility District will provide water service. The developer will be responsible for extending water and wastewater facilities through the site as needed. Bluebonnet Electric Cooperative will provide electric service to this development.

Council Committee, Board/Commission Action:

Planning and Zoning Commission Meeting: August 11, 2020

Speakers in favor or opposed:

1. David Earl (in favor)
2. Tory Hurt (in favor)

Recommendation from the Planning and Zoning Commission:

Approved 9-0

City Council Meeting: September 1, 2020

Speakers in favor or opposed: David Earl spoke in favor of the request.

Vote for approval/denial from the City Council:

A motion was made by Councilmember Mihalkanin, seconded by Councilmember Derrick, to approve Ordinance 2020-65 on the first of two readings. The motion carried 7-0.

At the meeting, the City Council asked the applicant how much impervious cover he estimated would be in the development and if he had plans to minimize the amount of impervious cover. The applicant stated that they are not planning on doing any vertical development in the floodplain and due to over 100 acres of the total tract being in the floodplain and their current plans for green space the total percentage of impervious cover is estimated to be low in general and ~15% in the residential districts. The applicant agreed to provide total impervious cover estimates for the City Council by the second reading of the ordinance.

Alternatives:

n/a

Recommendation:

Staff provides this request to the Council for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development to “CD-4” Character District-4.

ORDINANCE NO. 2020-65

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY IN CASE NO. ZC-20-19 BY REZONING APPROXIMATELY 78.853 ACRES OF LAND LOCATED AT 2801 STAPLES ROAD FROM "FD" FUTURE DEVELOPMENT DISTRICT TO "CD-4" CHARACTER DISTRICT-4; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

1. On August 11, 2020, the Planning and Zoning Commission of the City of San Marcos held a public hearing regarding a request to change the zoning designation from "FD" Future Development District to "CD-4" Character District-4 for approximately 78.853 acres of land located 2801 Staples Road.

2. The Planning and Zoning Commission approved a recommendation to the City Council regarding the request.

3. The City Council held a public hearing on September 1, 2020 regarding the request.

4. All requirements pertaining to Zoning Map amendments have been met.

5. The City Council hereby finds and determines that the adoption of the following ordinance is in the interest of the public health, morals, welfare and safety.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. The Official Zoning Map of the City is amended to rezone the approximately 78.853-acre tract of land described by metes and bounds in Exhibit A, attached hereto and made a part hereof for all purposes, from "FD" Future Development District to "CD-4" Character District-4.

SECTION 2. If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

SECTION 3. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

SECTION 4. This ordinance will take effect after its passage, approval and adoption on second reading.

PASSED AND APPROVED on first reading on September 1, 2020.

PASSED, APPROVED AND ADOPTED on second reading on September 15, 2020.

Jane Hughson
Mayor

Attest:

Tammy K. Cook
Interim City Clerk

Approved:

Michael J. Cosentino
City Attorney

EXHIBIT A

CD4: PART 1 – 17.209 ACRES (749,624 SQUARE FEET)

BEING A 17.209 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 17.209 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE CORNER POST FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STAPLES ROAD (80' WIDE RIGHT-OF-WAY), FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT AND THE WEST CORNER OF A CALLED 50.0620 ACRE TRACT CONVEYED IN A DEED TO JAIME M. CADENA AND WIFE, SAN JUANA CADENA, RECORDED IN VOLUME 3141, PAGE 280, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, WITH GRID COORDINATES OF N:13852313.95, E: 2316273.57;

THENCE NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD AND THE SOUTHWESTERLY LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 843.29 FEET TO A POINT, FROM WHICH A TXDOT TYPE I CONCRETE MONUMENT FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD BEARS NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, A DISTANCE OF 137.78 FEET;

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) NORTH 49 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 893.28 FEET TO A POINT, AND
2) S 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 843.26 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID 563.797 ACRE TRACT AND THE NORTHWESTERLY LINE OF SAID 50.0620 ACRE TRACT;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEASTERLY LINE OF SAID 563.797 ACRE TRACT AND THE NORTHWESTERLY LINE OF SAID 50.0620 ACRE TRACT, A DISTANCE OF 884.61 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 17.209 ACRES OF LAND, MORE OR LESS.

CD4: PART 2 - 17.648 ACRES (768,747 SQUARE FEET)

BEING A 17.648 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 17.648 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13857342.34, E: 2319876.13;

THENCE SOUTH 41 DEGREES 21 MINUTES 30 SECONDS EAST, A DISTANCE OF 609.92 FEET TO THE **POINT OF BEGINNING** AT THE BEGINNING OF A CURVE TO THE RIGHT, WITH GRID COORDINATES OF N: 13856884.57, E: 2320279.12

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 278.66 FEET, A RADIUS OF 373.63 FEET, A DELTA ANGLE OF 42 DEGREES 43 MINUTES 57 SECONDS, AND A CHORD THAT BEARS SOUTH 40 DEGREES 13 MINUTES 28 SECONDS EAST, A DISTANCE OF 272.24 FEET TO A POINT, AND
2) SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 562.59 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 1,016.53 FEET TO A POINT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 4,999.60 FEET;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) NORTH 39 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 496.08 FEET TO A POINT,
2) NORTH 23 DEGREES 12 MINUTES 13 SECONDS WEST, A DISTANCE OF 231.61 FEET TO A POINT,
3) NORTH 48 DEGREES 11 MINUTES 21 SECONDS EAST, A DISTANCE OF 97.07 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,

4) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 268.65 FEET, A RADIUS OF 707.27 FEET, A DELTA ANGLE OF 21 DEGREES 45 MINUTES 48 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 34 MINUTES 38 SECONDS EAST, A DISTANCE 267.04 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
5) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 581.18 FEET, A RADIUS OF 9,855.55 FEET, A DELTA ANGLE OF 03 DEGREES 22 MINUTES 43 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 03 MINUTES 17 SECONDS EAST, A DISTANCE OF 581.10 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 17.648 ACRES OF LAND, MORE OR LESS.

CD4-PART 3 - 36.930 ACRES (1,608,671 SQUARE FEET)

BEING A 36.930 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813, AND THE WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305, SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 36.930 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.34, E: 2323366.79;

THENCE SOUTH 42 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 1,767.63 FEET TO THE **POINT OF BEGINNING** ON THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 110, WITH GRID COORDINATES OF N: 13859719.01, E: 2322180.51;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1) SOUTH 19 DEGREES 40 MINUTES 40 SECONDS EAST, A DISTANCE OF 547.44 FEET TO A POINT,
2) NORTH 46 DEGREES 32 MINUTES 15 SECONDS EAST, A DISTANCE OF 400.03 FEET TO A POINT,
3) SOUTH 21 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 163.38 FEET TO A POINT,
4) NORTH 64 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 94.32 FEET TO A POINT,
5) SOUTH 47 DEGREES 01 MINUTES 56 SECONDS EAST, A DISTANCE OF 161.57 FEET TO A POINT,
6) SOUTH 20 DEGREES 30 MINUTES 11 SECONDS EAST, A DISTANCE OF 331.37 FEET TO A POINT,

7) SOUTH 11 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 523.34 FEET TO A POINT,
8) SOUTH 20 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 106.23 FEET TO A POINT, AND
9) SOUTH 12 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 286.70 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 8,772.36 FEET;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 399.55 FEET TO A POINT;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) NORTH 45 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 28.55 FEET TO A POINT,
2) NORTH 49 DEGREES 14 MINUTES 18 SECONDS EAST, A DISTANCE OF 221.56 FEET TO A POINT,
3) NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POIN
4) SOUTH 49 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 246.65 FEET TO A POINT, AND
5) NORTH 45 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 1334.51 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 727.64 FEET, A RADIUS OF 10,990.00 FEET, A DELTA ANGLE OF 03 DEGREES 47 MINUTES 37 SECONDS, AND A CHORD THAT BEARS NORTH 44 DEGREES 30 MINUTES 31 SECONDS EAST, A DISTANCE OF 727.51 FEET, AND

2) NORTH 46 DEGREES 24 MINUTES 19 SECONDS EAST, A DISTANCE OF 350.98 FEET TO THE **POINT OF BEGINNING**, CONTAINING 36.930 ACRES OF LAND, MORE OR LESS.

Bearing Basis:
All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.

06/30/2020

Gordon Anderson, RPLS No. 6617
LJA Surveying, Inc.
5316 Highway 290 West, Suite 460
Austin, Texas 78735
Texas Firm No. 10194533

STATE OF TEXAS
REGISTERED
GORDON N. ANDERSON
6617
PROFESSIONAL
LAND SURVEYOR

LIFT STATION – 2.066 ACRES (90,012 SQUARE FEET)

BEING A 2.066 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 2.066 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 201616001654, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), ON THE NORTH LINE OF SAID 563.797 ACRE TRACT, SAME BEING THE SOUTH LINE OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX. WITH GRID COORDINATES OF N:13861029.34, E: 2323366.79, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BROWN ENG" FOUND BEARS NORTH 49 DEGREES 10 MINUTES 04 SECONDS EAST A DISTANCE OF 1,310.37 FEET,

THENCE SOUTH 15 DEGREES 55 MINUTES 06 SECONDS WEST, A DISTANCE OF 2,958.15 FEET TO THE **POINT OF BEGINNING,** WITH GRID COORDINATES OF N: 13858184.74, E: 2322555.60;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 300.02 FEET TO A POINT,
2) SOUTH 49 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POINT, FROM WHICH A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 110 BEARS SOUTH 81 DEGREES 00 MINUTES 29 SECONDS WEST, A DISTANCE OF 2,680.85 FEET,
3) NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POINT, AND

(INTENTIONALLY LEFT BLANK)

4) NORTH 49 DEGREES 14 MINUTES 18 SECONDS EAST, A DISTANCE OF 300.02 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 2.066 ACRES OF LAND, MORE OR LESS.

Bearing Basis:
All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.

Gordon Anderson, RPLS No. 6617
LJA Surveying, Inc.
5316 Highway 290 West, Suite 460
Austin, Texas 78735
Texas Firm No. 10194533

STATE OF TEXAS
REGISTERED
GORDON N. ANDERSON
6617
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, CENTRAL TEXAS ZONE, NAD 83.
2. ALL EASEMENTS AND ROADWAYS SHOWN ARE SURVEYED EASEMENTS RECORDED OR ESTABLISHED BY DEED OR ROADWAYS ADJACENT TO A DEDICATED LIMITED ACCESS STREET.
3. THIS SURVEY IS ORIGINAL SURVEY.
4. THIS MAP IS INTENDED FOR DISTRICT RECORD DESCRIPTION PURPOSES ONLY.
5. THIS MAP REPRESENTS THE FOLLOWING DISTRICTS AS DESCRIBED:
   - CHARACTER DISTRICT 3 - RESIDENTIAL (CD3) MEETES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICT 4 - MULTI-FAMILY (CD4) MEETES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICT 5 - COMMERCIAL (CD5) MEETES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIGHT INDUSTRIAL MEETES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIFT STATION BOUNDARY MEETES AND BOUNDS DESCRIPTION DATED 06-30-2020.

THE MAYAN REZONE

IN THE
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 613
WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305
HAYS COUNTY, TEXAS
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
5316 West Highway 290
Suite 460
Austin, Texas 78735
Phone 512.439.4700
T.B.P.L.S. Firm No. 10194633

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LJA13303-2003	2 OF 2

DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION

CD3 – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L32	N57°54'51"E	870.57'
L33	S30°40'06"E	456.24'
L34	S23°12'13"E	231.61'
L35	S39°20'19"E	486.08'
L36	S49°07'28"W	4114.99'
L37	N40°45'42"W	940.79'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C11	1144.874	4632.000	14°09'42"	N50°50'00"E	1141.66
C12	918.836	10990.000	4°47'21"	N63°37'19"E	918.37
C13	1407.056	5110.000	15°46'36"	N58°07'37"E	1402.52

CD3 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L47	S71°35'49"E	31.89'
L48	S61°21'41"E	97.53'
L49	S48°35'04"E	185.91'
L50	N48°33'29"E	285.38'
L51	N60°37'48"W	250.95'
L52	N70°06'45"W	143.14'
L53	S45°32'31"E	1334.51'
L54	S46°14'18"W	53.37'
L55	S40°45'42"E	300.02'
L56	N46°14'18"E	78.46'
L57	S45°32'31"E	28.55'
L58	S49°07'28"W	485.78'
L59	S58°50'30"W	244.60'
L60	S62°03'42"W	225.66'
L61	N57°53'38"W	130.53'
L62	S50°17'42"W	129.27'
L63	S43°21'28"E	80.88'
L64	S33°11'43"E	149.74'
L65	S27°01'01"E	87.04'
L66	S28°42'06"W	82.91'
L67	S49°07'28"W	985.00'
L68	N40°45'42"W	552.69'
L69	N85°57'47"W	32.38'
L70	N47°59'06"W	77.76'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	705.696	5110.000	7°55'28"	N37°53'25"E	705.13
C22	131.124	10990.000	0°41'01"	N39°16'13"E	131.12
C23	1315.483	10990.000	6°51'30"	N39°10'58"E	1314.70
C24	205.267	224.234	52°26'56"	N76°40'09"W	198.17
C25	55.535	49.500	63°46'10"	S10°01'38"W	52.72
C26	278.859	373.627	42°43'57"	N40°13'28"W	272.24
C27	281.518	770.725	20°56'08"	N58°50'07"W	280.05

CD4 – PART 1 LINE TABLE

Line Table		
Line #	Bearing	Length
L28	N41°21'04"W	843.29'
L29	N49°07'28"E	893.28'
L30	S40°45'42"E	843.26'
L31	S49°07'28"W	884.81'

CD4 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L42	S40°45'42"E	562.59'
L43	S49°07'28"W	1016.53'
L44	N39°20'19"W	496.08'
L45	N23°12'13"W	231.61'
L46	N46°11'21"E	97.07'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C18	278.859	373.627	42°43'57"	S40°13'28"E	272.24
C19	268.552	707.273	21°45'46"	N41°34'38"E	267.04
C20	581.181	9855.553	3°22'43"	N41°03'17"E	581.10

CD4 – PART 3 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L71	S19°40'40"E	547.44'
L72	N48°32'15"E	400.03'
L73	S21°47'22"E	153.38'
L74	N64°44'14"E	94.33'
L75	S47°01'56"E	161.57'
L76	S20°30'11"E	331.37'
L77	S11°34'07"W	533.34'
L78	S20°08'04"E	106.23'
L79	S12°14'11"W	286.70'
L80	S49°07'28"W	399.55'
L81	N45°32'31"W	28.55'
L82	N49°14'18"E	221.58'
L83	N40°45'42"W	300.02'
L84	S49°14'18"W	246.65'
L85	N45°32'31"W	1334.51'
L86	N48°24'19"E	350.96'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C28	727.641	10990.000	3°47'37"	N44°30'31"E	727.51

PROPOSED LIFT STATION LINE TABLE

Line Table		
Line #	Bearing	Length
L87	S40°45'42"E	300.02'
L88	S49°14'18"W	221.58'
L89	N40°45'42"W	300.02'
L90	N49°14'18"E	246.65'

CD5 – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L22	N00°07'28"E	169.99'
L23	N46°11'07"E	222.18'
L24	S40°45'42"E	940.79'
L25	S49°07'28"W	853.28'
L26	N41°21'04"W	300.48'
L27	N44°51'11"W	52.82'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C9	389.764	4632.000	7°17'42"	N40°06'18"E	389.37
C10	352.303	5757.278	3°30'00"	N43°06'04"W	352.25

CD5 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L38	S47°59'06"E	77.76'
L39	N85°57'47"E	32.38'
L40	S48°11'21"W	87.07'
L41	N30°40'06"W	458.24'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C14	281.518	770.725	20°56'08"	S58°50'07"E	280.05
C15	581.181	9855.553	3°22'43"	S41°03'17"W	581.10
C16	268.552	707.273	21°45'46"	S41°34'38"W	267.04
C17	747.962	5110.000	8°23'11"	N46°02'44"E	747.26

CD5 – PART 3 LINE TABLE

Line Table		
Line #	Bearing	Length
L91	S10°39'10"E	165.19'
L92	S23°27'29"E	368.34'
L93	S46°32'15"W	400.03'
L94	N19°40'40"W	547.44'
L95	N46°24'19"E	400.92'

CD5 – PART 4 LINE TABLE

Line Table		
Line #	Bearing	Length
L96	S49°07'28"W	1101.24'
L97	N95°57'58"W	152.79'
L98	N55°08'34"W	63.82'
L99	N18°22'18"W	287.89'
L100	N10°10'40"E	358.74'
L101	N83°26'00"E	146.21'
L102	N72°54'07"E	276.22'
L103	N89°16'20"E	248.67'
L104	N83°43'18"E	191.63'
L105	S85°51'24"E	87.58'
L106	S43°08'56"E	188.76'

LI – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L1	N45°10'24"E	1925.25'
L2	N73°06'03"E	299.58'
L3	N74°48'40"E	106.12'
L4	N89°52'45"E	39.44'
L5	N64°09'35"E	90.85'
L6	N48°40'14"E	235.44'
L7	N35°19'08"E	331.75'
L8	N38°08'22"E	90.92'
L9	N43°29'42"E	73.77'
L10	N52°00'06"E	114.50'
L11	N51°18'03"E	156.56'
L12	N38°41'51"E	94.30'
L13	N29°54'38"E	162.95'
L14	N58°37'53"E	158.19'
L15	N78°28'41"E	71.84'
L16	S83°25'51"E	119.32'
L17	S73°02'48"E	223.87'
L18	S85°17'04"W	42.56'
L19	S04°27'07"W	42.56'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	76.169	11210.000	0°23'23"	S34°07'24"W	76.17
C2	542.452	4880.000	6°23'42"	S37°06'24"W	542.17
C3	717.411	4880.000	8°27'28"	S44°52'05"W	716.76
C4	1413.728	4880.000	16°33'52"	S57°44'03"W	1408.91
C5	628.582	11210.000	3°12'46"	S64°24'36"W	628.48
C6	717.466	11052.000	3°43'10"	S64°39'48"W	717.34

LI – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L20	N86°54'48"W	263.84'
L21	N49°10'24"E	2634.23'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	2597.865	11210.009	13°47'21"	S42°18'42"W	2591.38
C8	178.014	79.177	128°49'06"	N29°37'51"W	142.82

NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE NAD 83.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
   TO GRID BY DIVIDING BY SURFACE ADJUSTMENT FACTOR OF 1.00012 AT UNITED E.S. 1 SET
3. THIS SURVEY IS NOT A BOUNDARY SURVEY.
4. THIS MAP IS INTENDED FOR DISTRICT RECORD DESCRIPTION PURPOSES ONLY.
5. THIS MAP REPRESENTS THE FOLLOWING DESCRIPTIONS:
   - CHARACTER DISTRICTS - MIXED-METHOD DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICTS - MULTI-FAMILY DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICTS - COMMERCIAL DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIGHT INDUSTRIAL DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIFT STATION BOUNDARY DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.

GORDON N. ANDERSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6617

THE MAYAN REZONE

IN THE
BENJAMIN AND GRAVES FLUCHER SURVEY, ABSTRACT NO. 21
BENJAMIN AND GRAVES FLUCHER SURVEY, ABSTRACT NO. 613
WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 205
HAYS COUNTY, TEXAS
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
5316 West Highway 290 Phone 512.439.4700
Suite 460
Austin, Texas 78735 T.B.P.L.S. Firm No. 10194633

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LA453303-2003	2 OF 2

DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION

ZC-20-19 (The Mayan CD-4)

Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-XX, amending the Official Zoning Map of the City by rezoning approximately 74.853 acres, more or less, of the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County, Texas, the Benjamin & Graves Fulcher Survey, Abstract No. 813, and the William A. Matthews Survey, Abstract No. 305, Hays County, Texas, located generally at 2801 Staples Road, from "FD" Future Development District to "CD-4" Character District-4; and including procedural provisions; and consider approval of Ordinance 2020-XX on the first of two readings.

SAN MARCOS

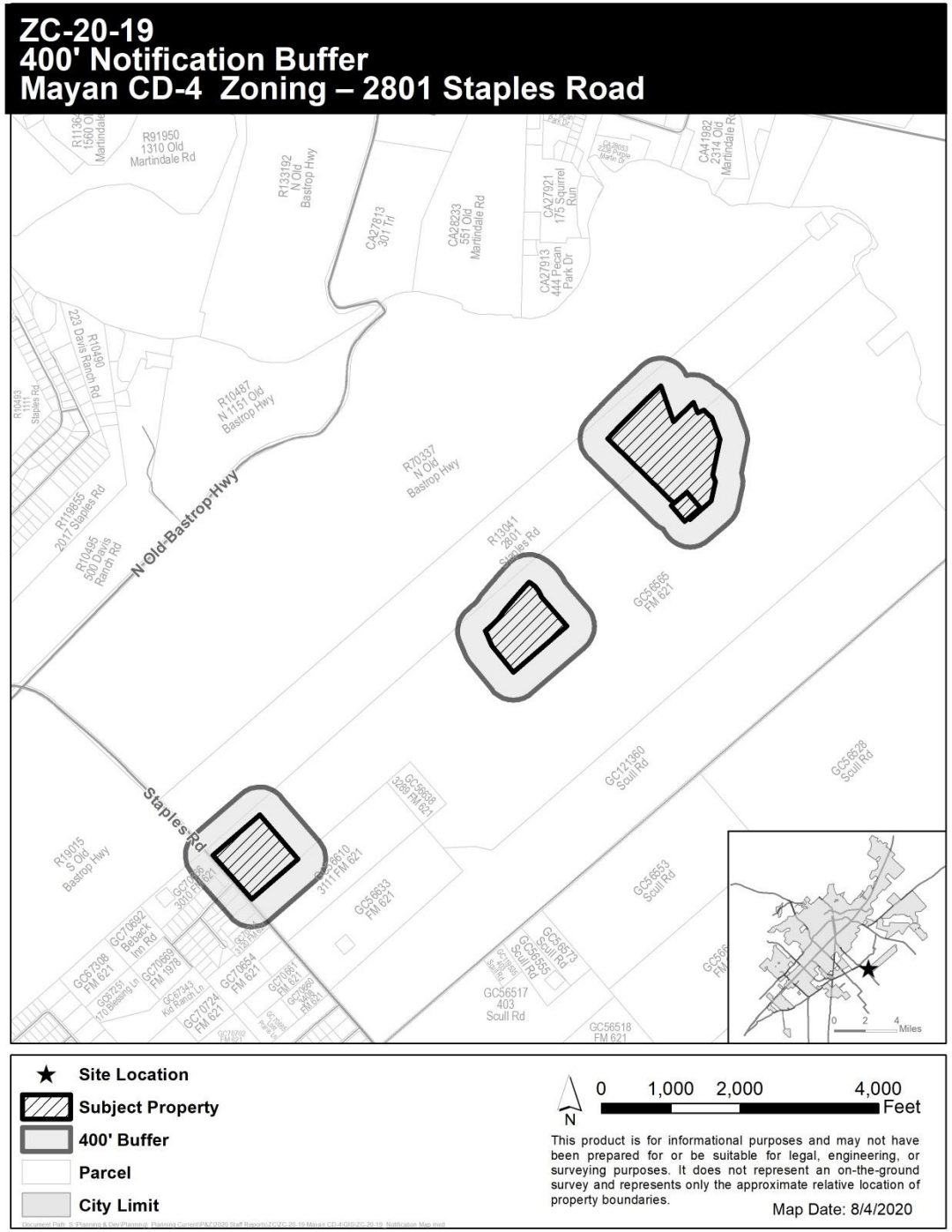
Location:

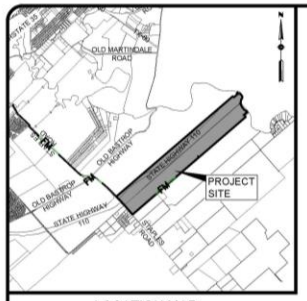
- Approximately 75 acres
  - Part of an ~380 acre development with proposed CD-3, CD-5, and LI zoning

- **Current Configuration:**
  - Vacant / Agricultural land
  - Future FM 110 Road

- Surrounding uses include:
  - Agricultural / Rural

- Located within City Limits





LOCATION MAP
N.T.S.

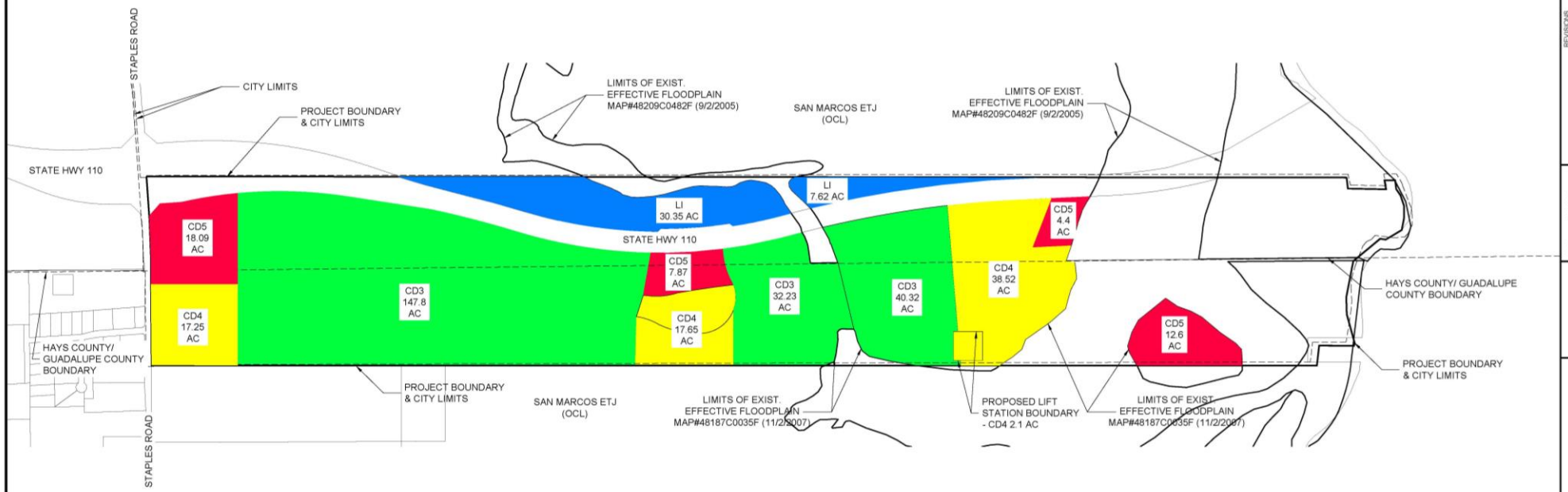
CURRENT ZONING

FUTURE DEVELOPMENT (FD)

PROPOSED ZONING

- CHARACTER DISTRICT 3 - RESIDENTIAL (CD3)
- CHARACTER DISTRICT 4 - MULTIFAMILY (CD4)
- CHARACTER DISTRICT 5 - COMMERCIAL (CD5)
- LIGHT INDUSTRIAL (LI)

500 250 0 500 1000
SCALE IN FEET
SCALE: 1"=500'



THE MAYAN
ZONING DEDICATION EXHIBIT

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

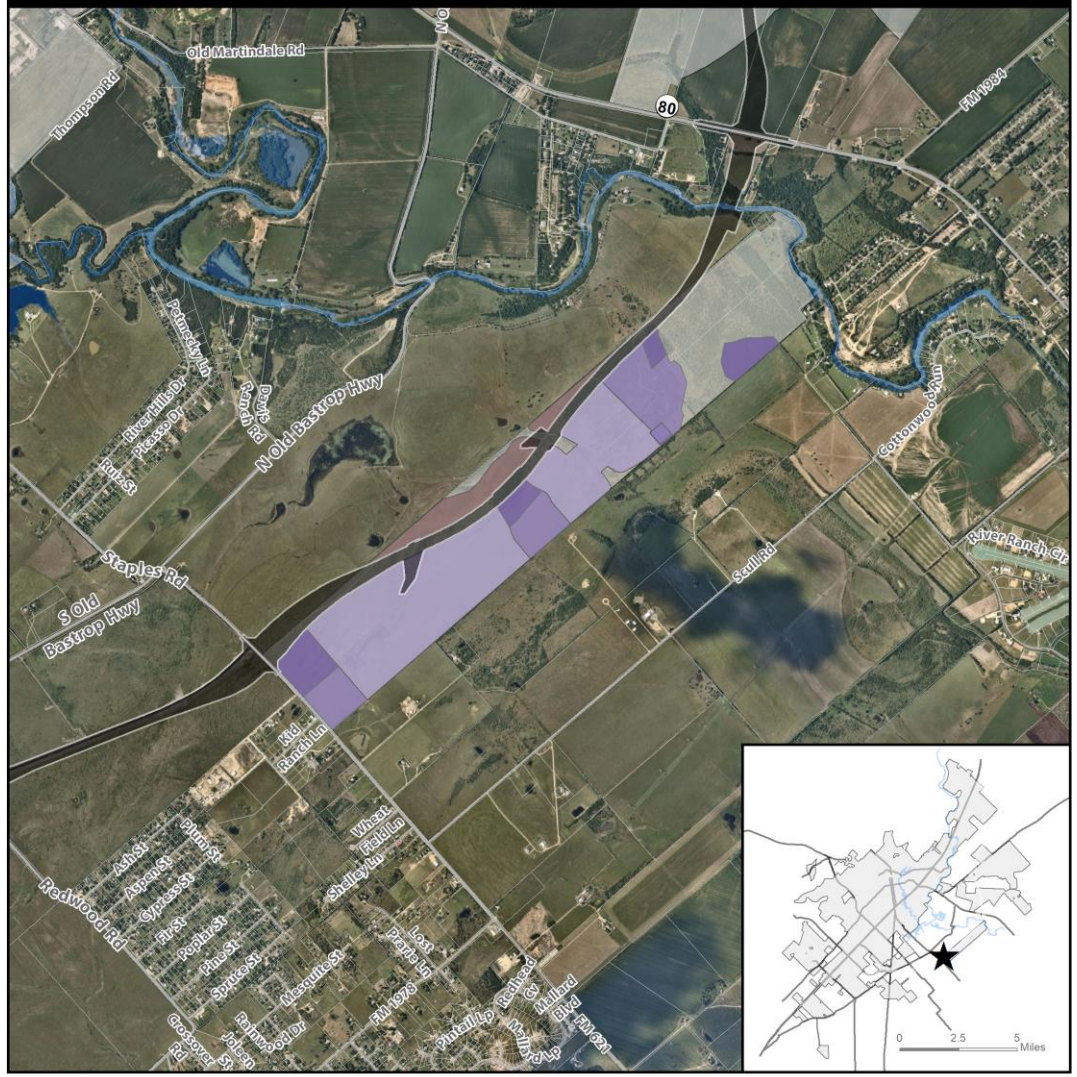
DATE: 04/06/2020
DESIGNED BY: NB
DRAWN BY:
CHECKED BY:
DRAWING NAME: Zoning Exhibit_Revised.dwg

LJA Engineering, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA193-426

SHEET NO. 1 OF 1 SHEETS

ZC-20-17, ZC-20-18, ZC-20-19, ZC-20-20
The Mayan-Requested Zoning



★ Site Location
Parcel
City Limit
FM 110
River

Requested Zoning
CD-3
CD-4
CD-5
LI

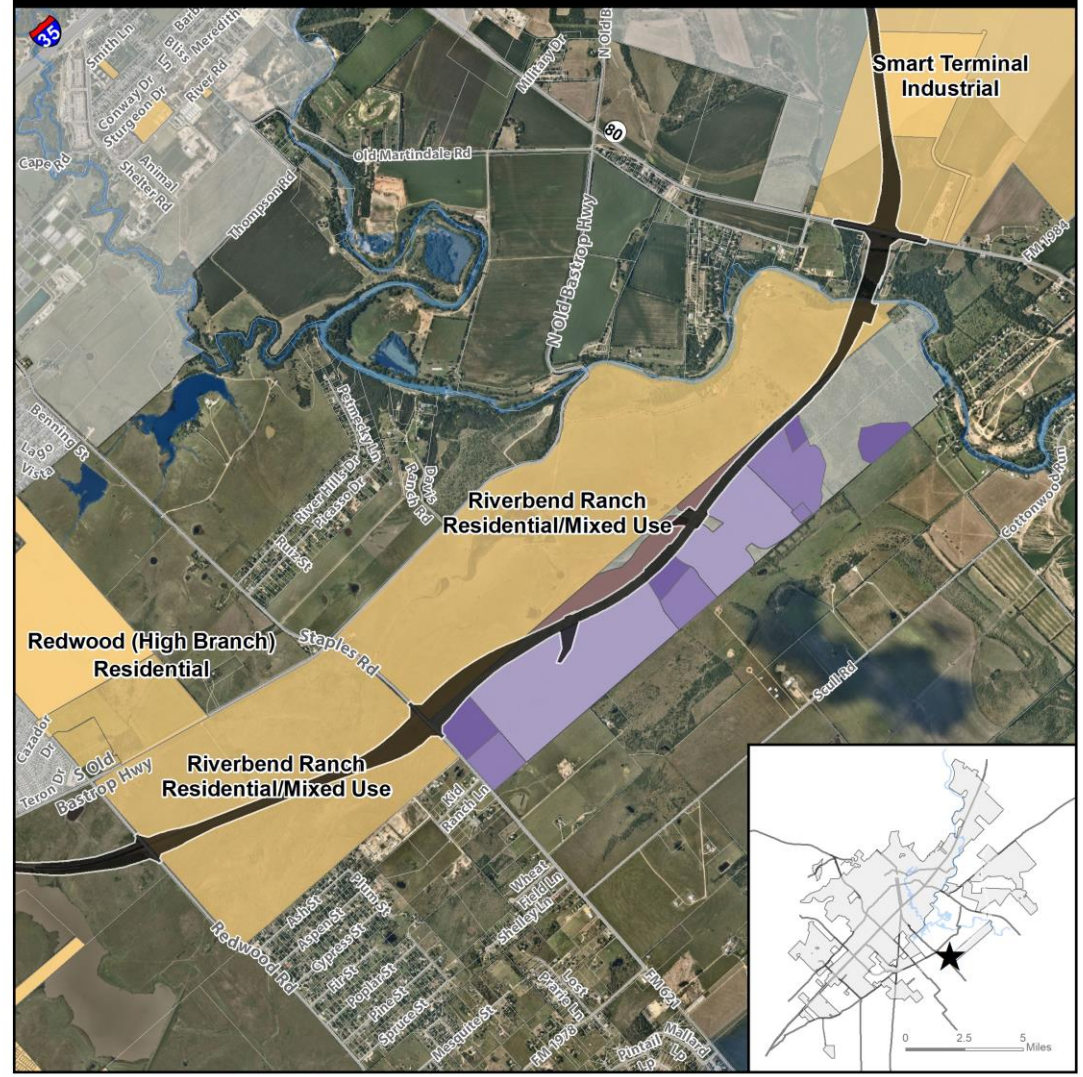
N
0 1,500 3,000 6,000 Feet

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

Map Date: 8/10/2020

Document Path: S:\Planning & Dev\Planning\, Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-17 Mayan LI\GIS\ZC-20-17_20 Overall Zoning Map.mxd

ZC-20-17, ZC-20-18, ZC-20-19, ZC-20-20
The Mayan-Surrounding Developments



Requested Zoning
CD-3
CD-4
CD-5
LI

Surrounding Developments
Parcel
City Limit
FM 110
River

N
0 1,600 3,200 6,400 Feet

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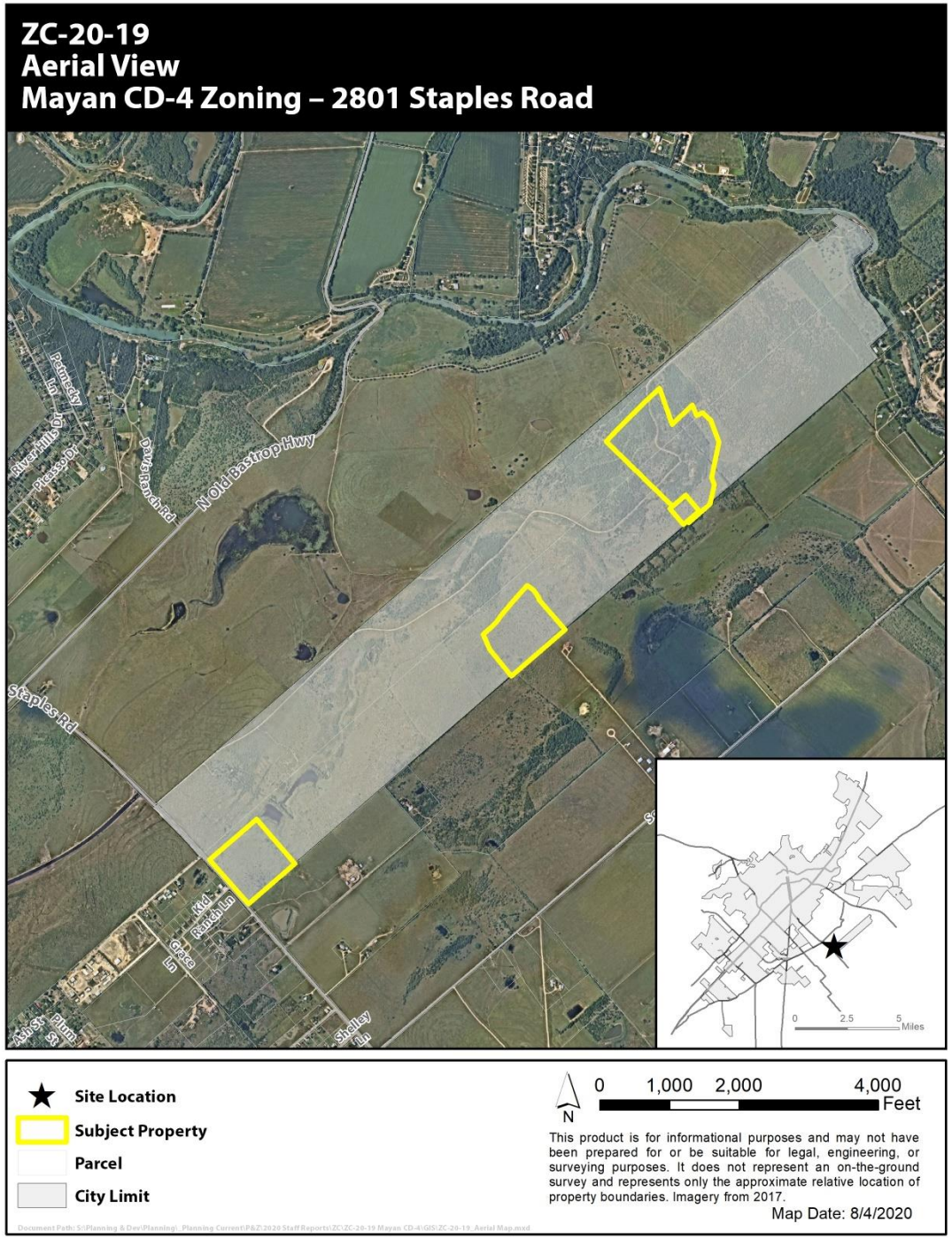
Map Date: 8/10/2020

Document Path: S:\Planning & Dev\Planning\, Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-17 Mayan LI\GIS\The Mayan-Surrounding Development.mxd

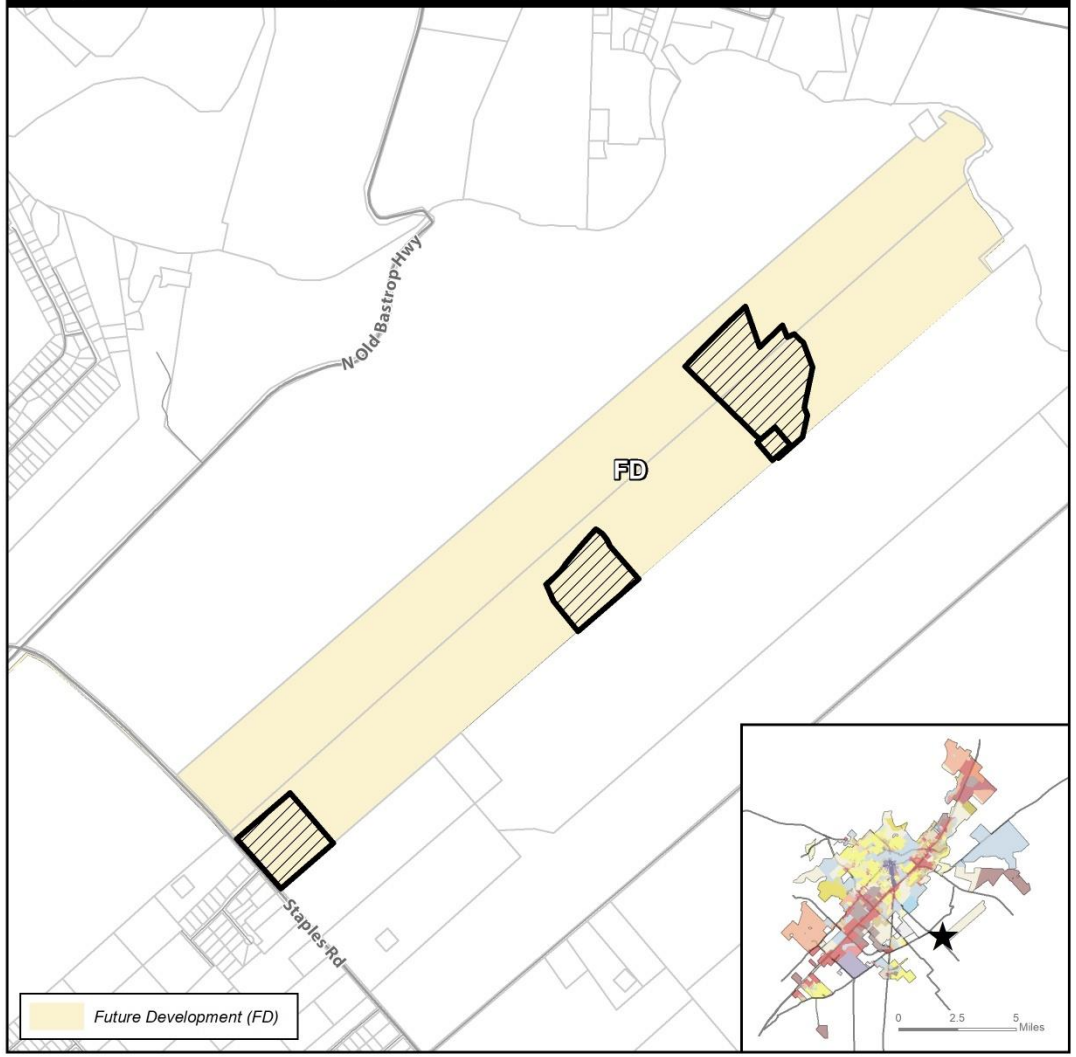
SAN MARCOS

Context & History

- **Annexed in 2008**
- **Existing Zoning:** Future Development (FD)
- **Proposed Zoning:** Character District-4 (CD-4)
- Proposed CD-4 zoning allows primarily for a variety of residential uses and some limited commercial uses. Most commercial uses are limited by specific use standards or require approval of a conditional use permit.
- Request is being processed concurrently with CD-3, CD-5, and LI requests



ZC-20-19
Existing Zoning
Mayan CD-4 Zoning – 2801 Staples Road



★ Site Location
Subject Property
Parcels
City Limit

N
0 1,000 2,000 4,000 Feet

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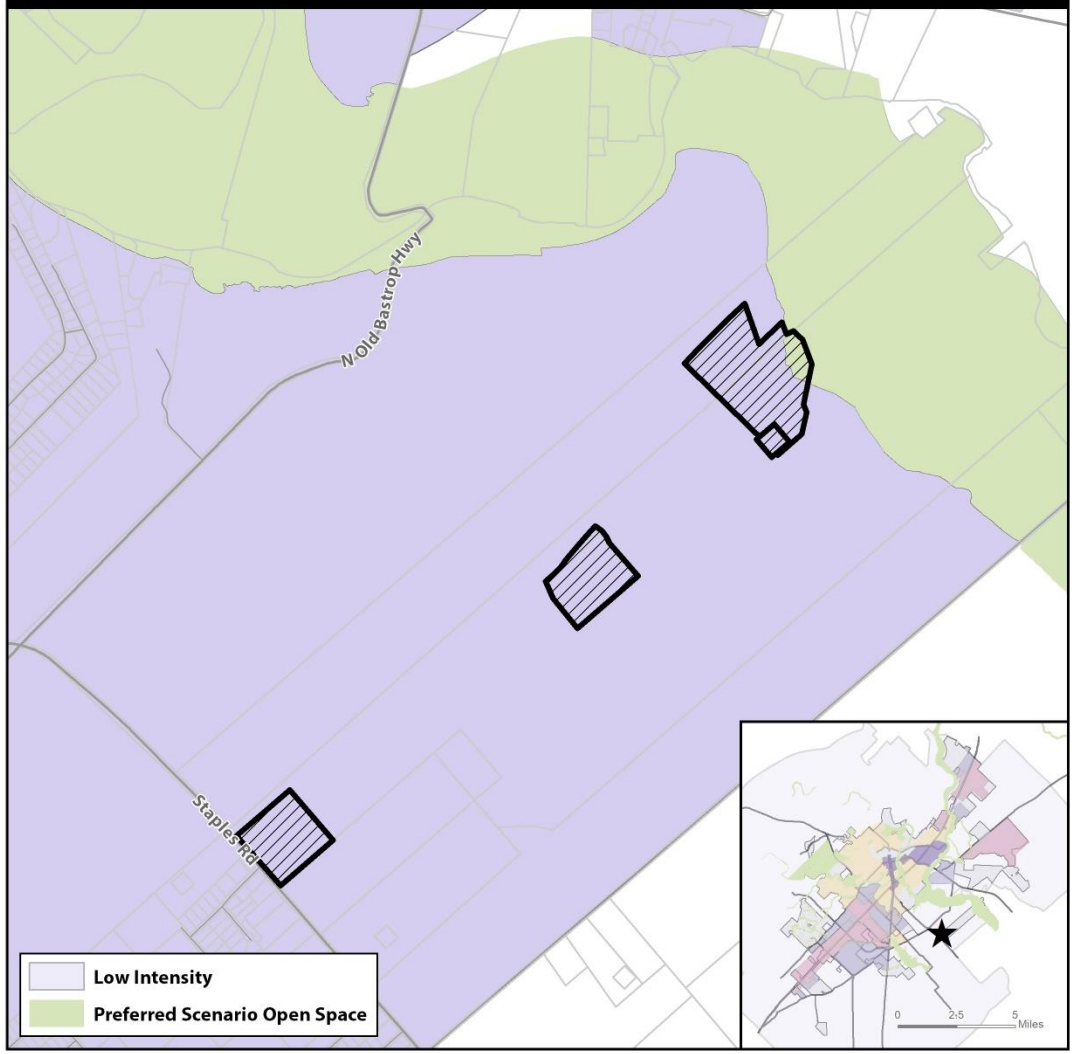
Map Date: 8/4/2020

Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-19 Mayan CD-4\GIS\ZC-20-19_ExistingZoning.mxd

ZC-20-19
Preferred Scenario
Mayan CD-4 Zoning – 2801 Staples Road



★ Site Location
Subject Property
Parcels
City Limit

N
0 1,000 2,000 4,000 Feet

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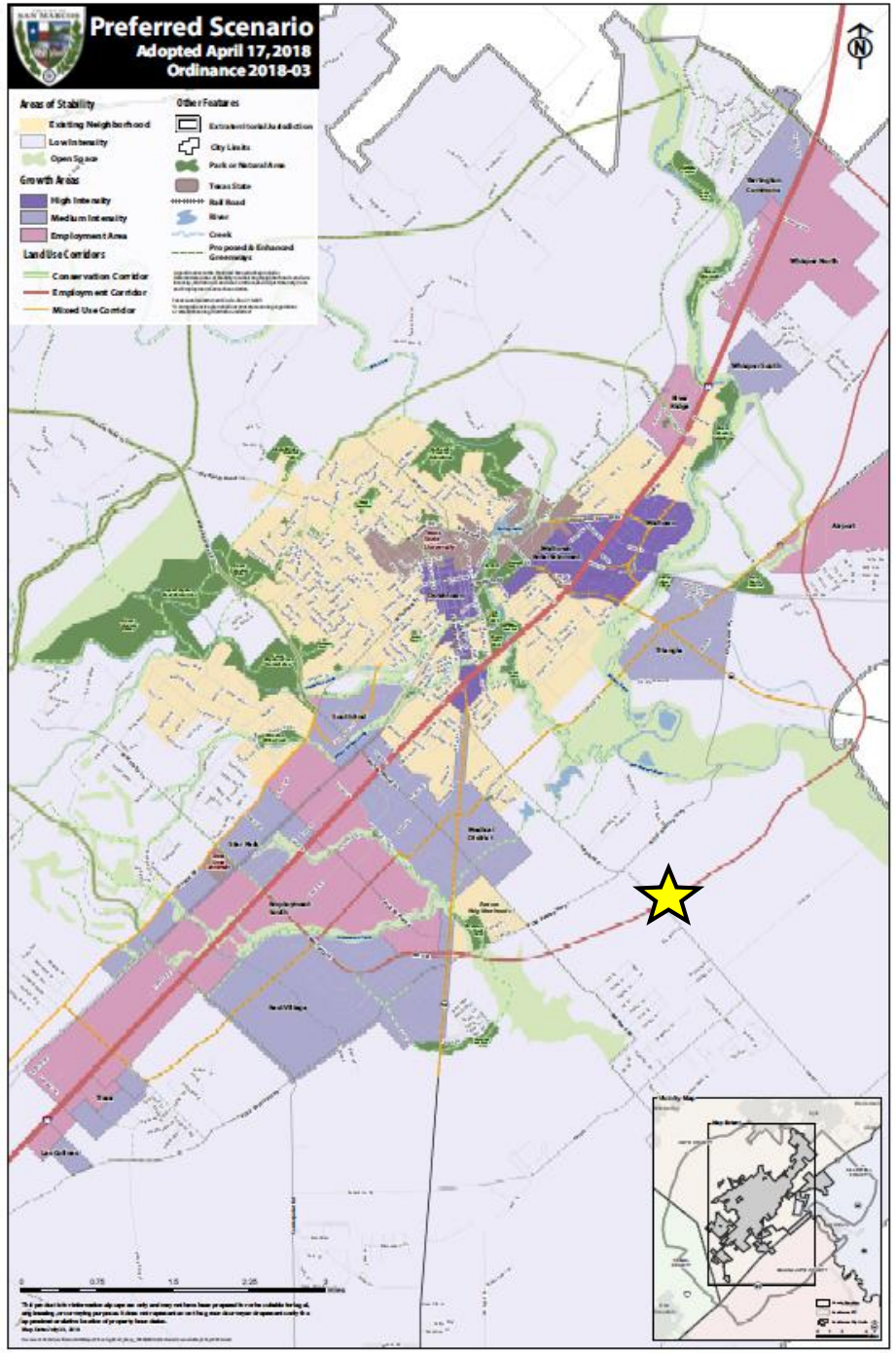
Map Date: 8/4/2020

Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-19 Mayan CD-4\GIS\ZC-20-19_PreferredScenario.mxd

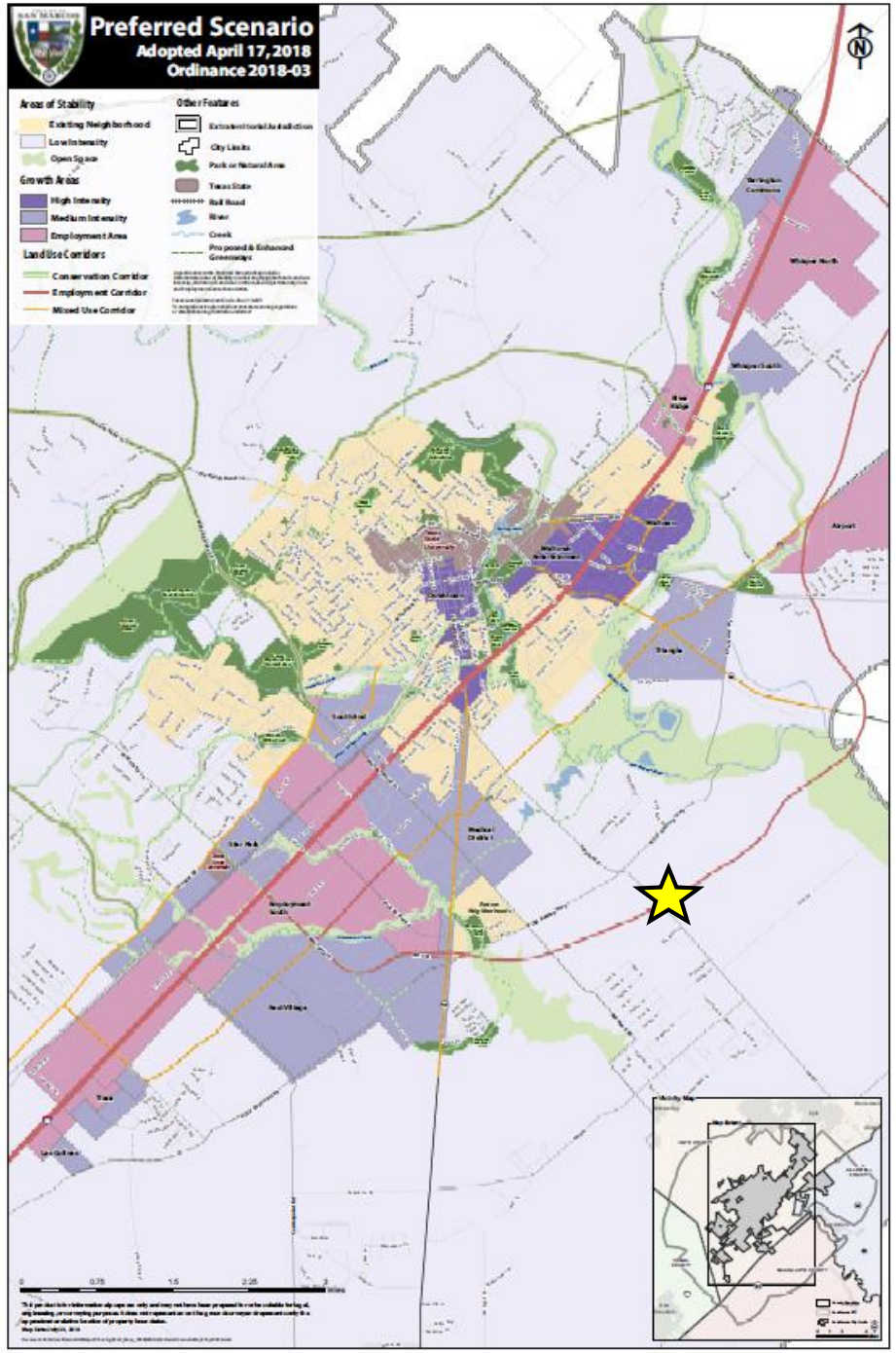


Comprehensive Plan Analysis

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

Located in an Area of Stability – Low Intensity

"Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains." (Comprehensive Plan, pg. 77)

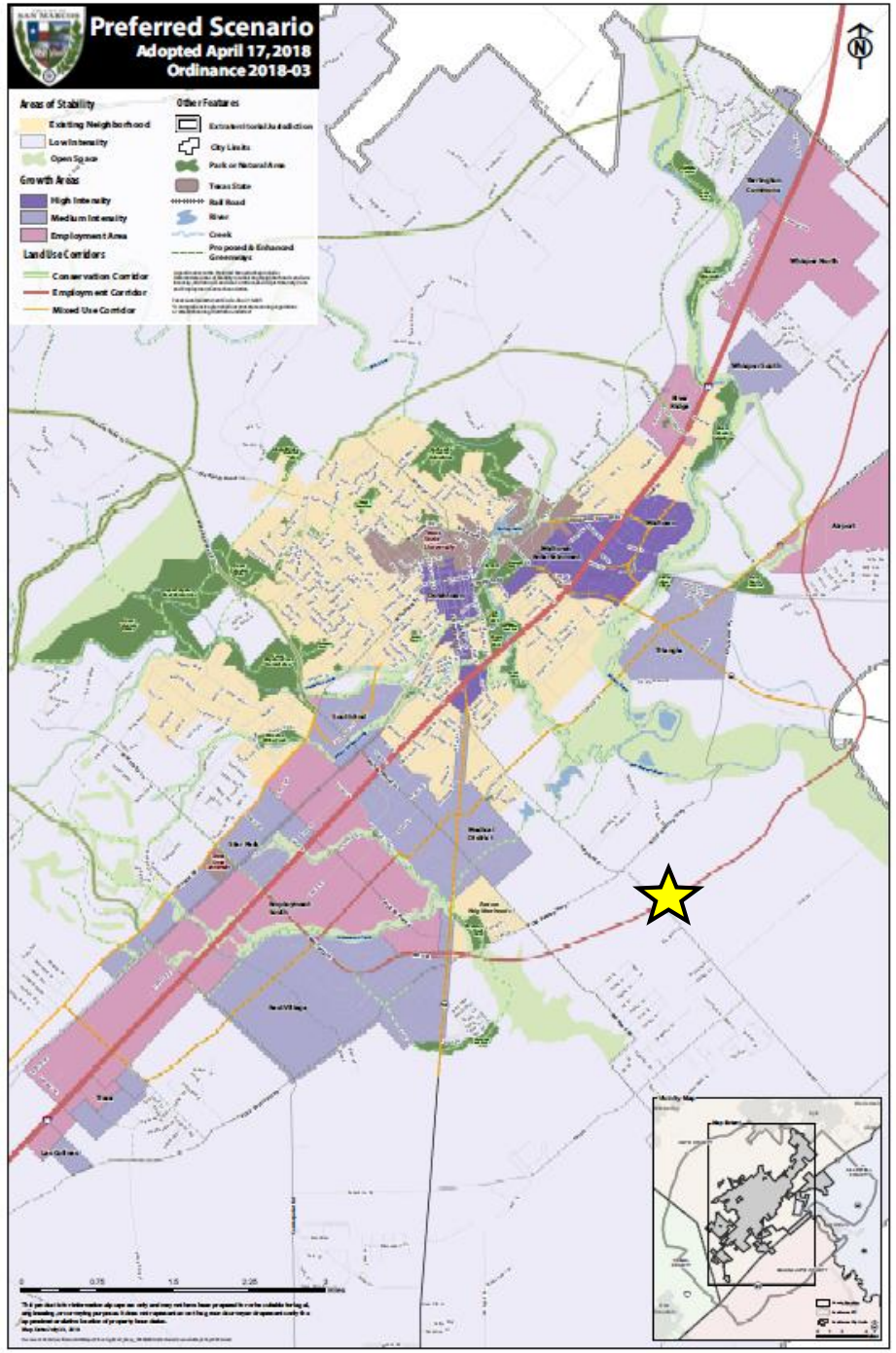


Comprehensive Plan Analysis

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

Located in an Area of Stability – Low Intensity

"Low Intensity Areas are varied and diverse with respect to environmental sensitivity and development suitability of the land. They are generally made up of larger undeveloped tracts of land where the preservation of sensitive environmental areas, flood hazard areas, and agricultural lands should be considered as part of any development proposal. Development in these areas should be guided by the Land Use Suitability Map and the Comprehensive Plan."
(San Marcos Development Code, pg. 144)



Comprehensive Plan Analysis

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

Located Along Employment Corridor

"Employment corridors are primarily intended to serve major employment related land uses. Some mixture in uses including limited residential and supportive pedestrian and bicycle facilities should be incorporated."
(Comprehensive Plan, pg. 79)

Comprehensive Plan Analysis

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

Applicant is requesting a "Character District"

(Character District-4 zoning) within an Area of Stability – Low Intensity.

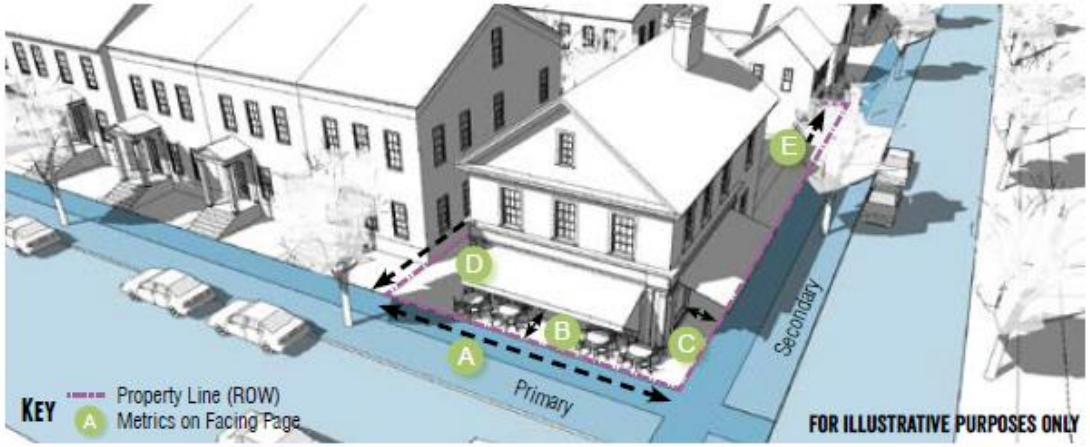
TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

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

CD-4 Zoning Analysis:

- CD-4 is intended to accommodate a variety of residential uses including single-family, two-family, and multifamily with limited commercial or mixed use on the corners.
- **Allowable Building Types:** *Cottage, Duplex, Townhouse, Courtyard Housing, Apartment, Live/Work, Neighborhood Shopfront, Civic*
- **Allowable Uses:** Single family (detached and attached), cottage court, two family, multi-family, nursing/retirement home, boutique hotel, bed & breakfast.
- **Surrounding Area**: Vacant, rural / agricultural land and land already designated as future FM 110 right-of-way.

CD-4 SECTION 4.4.3.4 CHARACTER DISTRICT - 4



General Description

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

Density

Impervious Cover	80% max.

Transportation

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

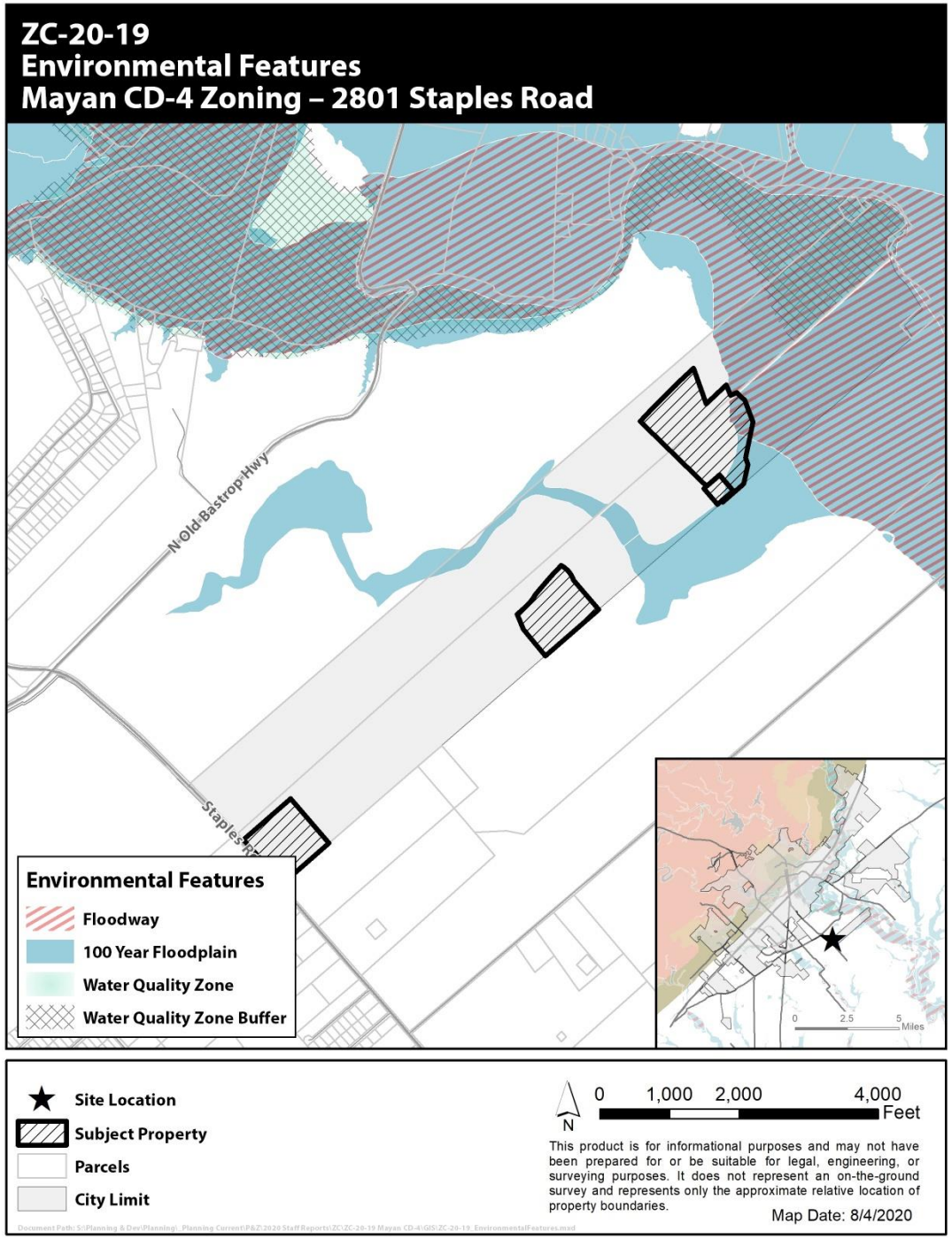
Building Types Allowed

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

Environmental Analysis

- Located in a low to moderately constrained area on the Land Use Suitability map
- Small portion of CD-4 is located within the floodplain and regulatory floodway
- Watershed Protection Plan Phase 2
  - Detention
  - Drainage
  - Environmental Reports

- “Land Use Suitability, preservation of agricultural lands, and floodplain management are the key factors to be considered when analyzing future development requests in Low Intensity Areas.” (Comprehensive Plan)



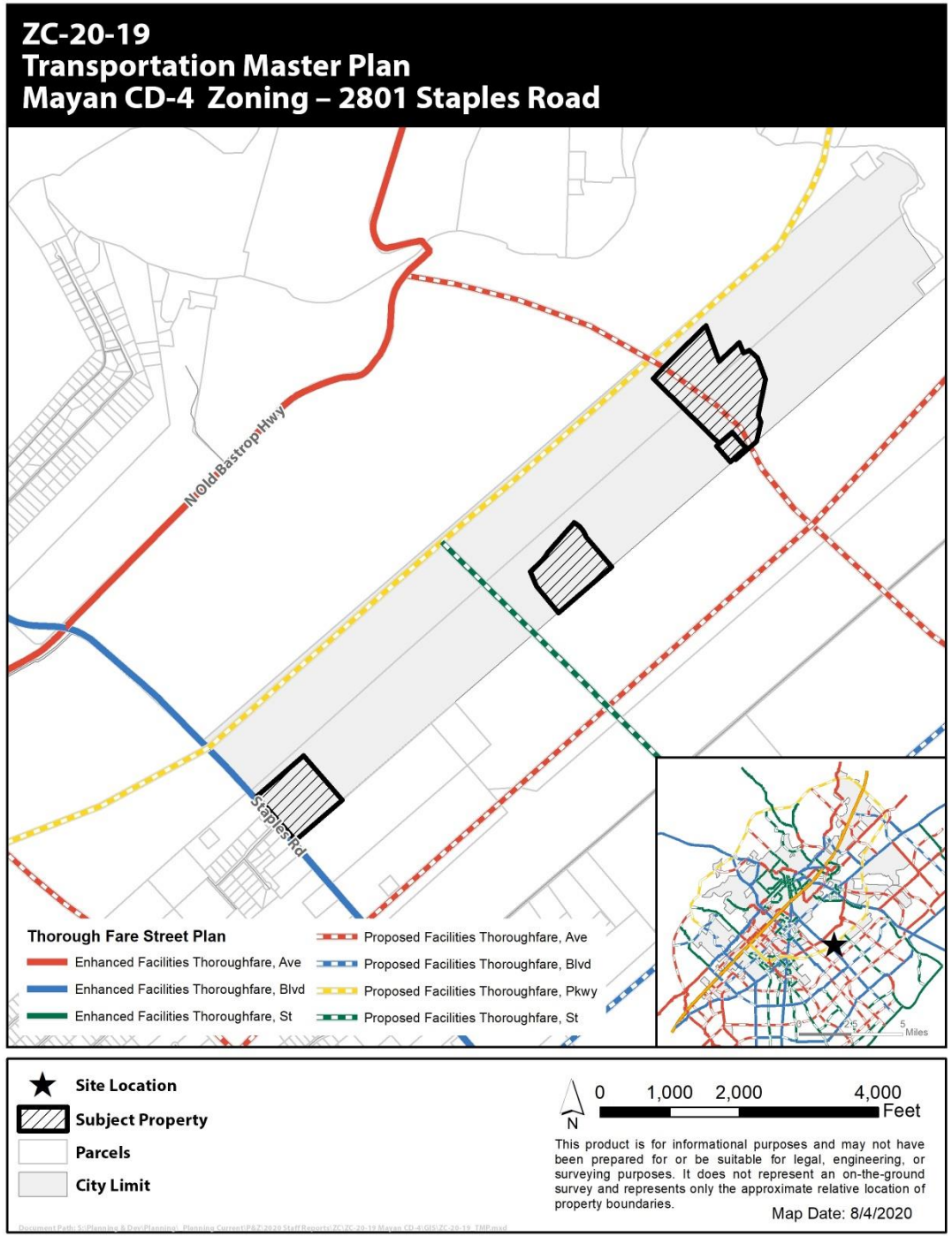
Additional Requirements

- **Street Requirements**
  - Transportation Master Plan
  - Block perimeter requirements (2,400 feet)
  - Bike facility requirements
  - Greenway requirement
  - Sidewalk connections
  - Traffic Impact Analysis (TIA)

- **Subdivision Requirements**
  - Subdivision plat in accordance with lot and block standards

- **Utility Requirements**
  - Extension of water and wastewater facilities in accordance with City standards

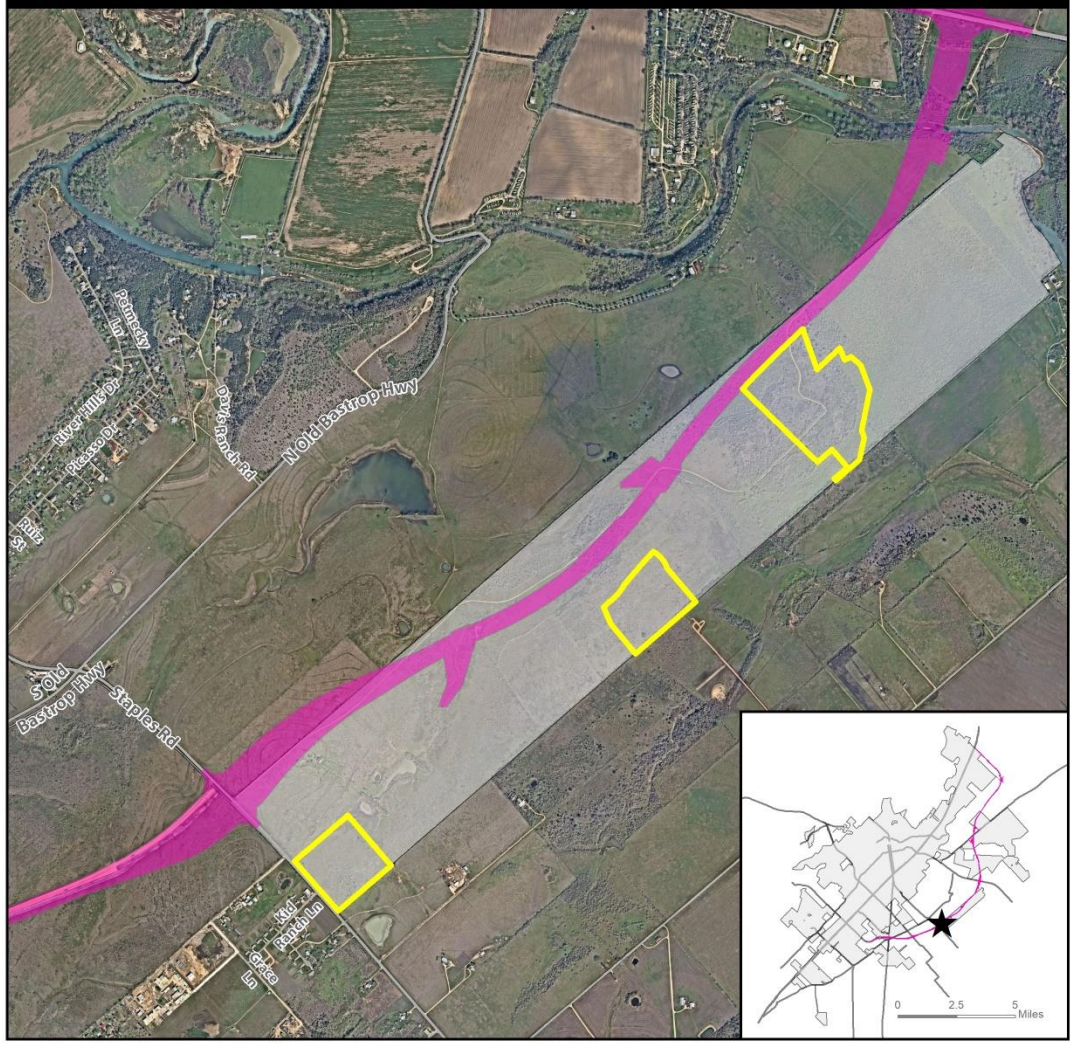
- **Parkland Requirements**
  - Parkland Development and Parkland Dedication (based on number of units proposed)



Additional Analysis

- **Compatibility:** The FM 110 road will alter the existing character of the area and the subject property's location would allow for a variety of residential uses to be developed in accordance with city standards and with access to a major transportation thoroughfare.
- **Preferred Scenario:** The majority of the property is located in a "Low Intensity" designation along an "Employment Corridor" where Character Districts are to be Considered. While the existing rural and agricultural character of the area would not remain with CD-4 development, the Comprehensive Plan considers single family residential, home office, corner retail, and mixed use all appropriate uses and building types in Low Intensity areas.
- **Land Use Suitability** –Low Intensity Areas on the Preferred Scenario Map are varied and diverse with respect to environmental sensitivity and development suitability. Development in these areas should be guided by the Land Use Suitability Map. The proposed zoning district is in a low to moderately constrained area on the LUS map.

ZC-20-19
FM 110
The Mayan CD-4 Zoning — 2801 Staples Road



Site Location
Subject Property
Parcel
City Limit
FM 110

0 1,000 2,000 4,000 Feet
N

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Map Date: 8/4/2020

Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-19 Mayan CD-4\GIS\ZC-20-19 FM 110.mxd

Commission Recommendation:

At the August 11, 2020 meeting, the Planning and Zoning Commission recommended **approval** of the zoning request with a 9-0 vote.

Staff Recommendation:

Staff provides this request to the Council for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development to “CD-4” Character District – 4

Topic	*Existing Zoning:* **Future Development (FD)**	*Proposed Zoning:* **Character District – 4 (CD-4)**
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The CD-4 District is intended to accommodate a variety of residential options including single-family, two family, and multifamily with limited commercial or mixed use on the corners.
Uses	Residential *(See Land Use Matrix)*	Residential, limited Commercial, limited Office. *(See Land Use Matrix)*
Parking Location	No location standards	No parking in the 1st layer; Parking allowed in the 2nd and 3rd Layer
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units / acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	3 stories
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	5-12' front Setback, 5' side setback, 15' rear set back.
Impervious Cover (max)	30%	80%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Allows a variety of lot sizes depending on Building Type with 1,100 sq ft in area and 15' lot in width being the smallest allowed minimums
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area. Conventional: 6' sidewalk, street trees every 40' on center average, 7' planting area. Mixed Use: 8' sidewalk, street trees every 35' on center average, 7' planting area.
Blocks	No Block Perimeter Required	2,400 ft. Block Perimeter max.

Zoning Request	2801 Staples Road
ZC-20-19	

Summary

Request:	Zoning change from "FD" Future Development to "CD-4" Character District-4		
Applicant:	Todd Burek The Mayan at San Marcos River LLC 22711 Fossil Peak San Marcos, TX 78216	**Property Owner:**	Todd Burek The Mayan at San Marcos River LLC 22711 Fossil Peak San Marcos, TX 78216

Notification

Application:	July 14, 2020	**Neighborhood Meeting:**	N/A
Published:	July 26, 2020	**# of Participants**	N/A
Posted:	July 24, 2020	**Personal:**	July 24, 2020
Response:	None as of Staff Report date		

Property Description

Legal Description:	+/- 78.853 acre tract out of the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County, Texas, the Benjamin & Graves Fulcher Survey, Abstract No. 813, and the William A. Matthews Survey, Abstract No. 305, Hays County, Texas		
Location:	2801 Staples Road		
Acreage:	+/- 78.853 acres	**PDD/DA/Other:**	N/A
Existing Zoning:	"FD" Future Development	**Proposed Zoning:**	CD-4 "Character District-4"
Existing Use:	Vacant / Rural	**Proposed Use:**	Mixed Use (Commercial/Residential/Multifamily)
Preferred Scenario:	Area of Stability-Low Intensity	**Proposed Designation:**	Area of Stability-Low Intensity
CONA Neighborhood:	N/A	**Sector:**	N/A
Utility Capacity:	Developer is responsible for extending utilities.	**Floodplain:**	No
Historic District	N/A		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	San Marcos River/Vacant/Residential	Area of Stability-Open Space/Area of Stability-Low Intensity

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South of Property:	ETJ	Vacant/Redwood Community (Residential & Commercial Uses)	Area of Stability-Low Intensity
East of Property:	ETJ	Vacant/Rural	Area of Stability-Low Intensity
West of Property:	ETJ	Vacant/Rural	Area of Stability-Low Intensity

Staff Recommendation

X	**Approval as Submitted**		Approval with Conditions / Alternate		Denial
Staff: Shavon Caldwell		**Title:** Planner		**Date:** August 11, 2020	

Commission Recommendation

X	Approval as Submitted		Approval with Conditions / Alternate		Denial

Planning and Zoning Commission Meeting: August 11th, 2020

Speakers in favor or opposed: David Earl and Tory Hurt spoke in favor of the request.

Recommendation from the Planning and Zoning Commission meeting held August 11, 2020:
Recommendation for **approval** 9-0

Zoning Request	2801 Staples Road
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History

The subject property is within City limits and was annexed in 2008. The property is currently vacant and is surrounded almost exclusively by vacant, rural/agricultural land as well as the San Marcos River along the northernmost extent of the subject tract and some existing residential and commercial uses in the Redwood community along the southernmost extent of the subject tract. In addition, FM 110 is proposed to be located adjacent to the subject property and right-of-way has already been dedicated in order to provide for the future construction of FM 110.

The purpose of this zoning change to "Character District-4" is to allow for the development of approximately 79 acres of mixed commercial and residential uses.

The City of San Marcos will provide wastewater services at the site and as the property is within the Crystal Clear CCN, Crystal Clear Special Utility District will provide water service. The developer will be responsible for extending water and wastewater facilities through the site as needed. Bluebonnet Electric Cooperative will provide electric service to this development.

Additional Analysis

Analysis of the proposed zoning request includes deliberation of existing surrounding land uses, proposed transportation networks, and the goals and policies of the Comprehensive Plan. A few major points for consideration in the analysis are as follows:

- Low Intensity Areas on the Preferred Scenario Map are varied and diverse with respect to environmental sensitivity and development suitability. Development in these areas should be guided by the Land Use Suitability Map. The proposed zoning district is in a low to moderately constrained area on the Land Use Suitability Map.
- The Comprehensive Plan states that being in an area of stability does not mean that an area should or will not change but only that new zoning requests should be carefully planned so that the character of the area remains. While the existing rural and agricultural character of the area would not remain with CD-4 development, the Comprehensive Plan considers single family residential, home office, and corner retail and mixed use all appropriate uses and building types in Low Intensity areas.
- The FM 110 thoroughfare will alter the existing character of the surrounding area and the subject property's location along FM 110 would allow for a variety of residential uses to be developed in accordance with city standards and with access to a major transportation thoroughfare.

- Hays County provides the following overview of the FM 110 project:

  This project continues the loop east of San Marcos and involves initially constructing two travel lanes (one in each direction) with 10-foot shoulders where no road currently exists for the approximately 11.3-mile corridor and includes an interchange at SH 21 and a railroad overpass at the Union Pacific Railroad tracks. As traffic increases over time, two additional travel lanes and additional interchanges would be constructed. Initial construction costs will be funded through Transportation Reinvestment Zones (TRZs) created by Hays County and the City of San Marcos to capture a portion of the increased value of development occurring

along the alignment. Caldwell County will also contribute to the project cost. The County is funding and conducting project development simultaneously for the initial stage of all three sections. TxDOT will let and manage construction of the project. Water line relocations will be in construction contracts.

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

Comments from Other Departments

Police	No issues with the proposed development.
Fire	This development is outside the City's existing fire station network's coverage area and a fire station location would ensure optimal coverage and response times. Portions of the development fall outside a 5-road mile distance (based on current road network) from an existing station which results in an ISO PPC (ISO Public Protection Program) rating of 10+. This rating indicates that the area's fire suppression doesn't meet the program's minimum criteria.
Public Services	No issues with the proposed development.
Engineering	No Comment

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
X			**Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map** *The subject property is located within an "Area of Stability-Low Intensity" designation on the Preferred Scenario Map. Per the Comprehensive Plan, "Character Districts" such as Character District-4 zoning are "Considered" within Low Intensity designations.* *Vision San Marcos Comprehensive Plan states that "Areas of Stability-Low Intensity" will generally maintain their existing character. The Comprehensive Plan states that "being located in an area of stability does not mean that these areas should or will not change. It means that any changes whether new developments, zoning requests, or public improvements should be carefully planned and implemented so that the character of the area remains." Although the proposed zoning does not ensure "that the character of the area remains", the Comprehensive Plan envisions single family, home office, and corner retail in Low Intensity Areas which are all uses and building types that are allowed in CD-4.*

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		N/A	**Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area** *Studies were not complete at time of request.*
		X	**Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect** *A development agreement is not in effect.*
X			**Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified** *Character District-4 zoning primarily allows primarily for a variety of residential uses and some limited commercial uses that except for bed & breakfasts or boutique hotels, are limited by specific use standards or require approval of a conditional use permit.* *The immediately surrounding area is currently agriculture/rural and there are no adjacent residential or commercial uses, however, the future FM 110 development adjacent to the property is likely to attract a diverse array of uses.*
X			**Whether the proposed zoning will reinforce the existing or planned character of the area** *Approval of this zoning change will not reinforce the existing character of the area which is primarily rural/agricultural. However, the planned FM 110 will alter the existing character of the surrounding area as it will be a major eastern transportation loop. In addition, approval of this zoning change would allow the property to develop with diversified housing options which the Comprehensive Plan envisions and states as a community need and will allow development of the general use categories and building types envisioned in by the Comprehensive Plan in Low Intensity areas.*
X			**Whether the site is appropriate for the development allowed in the proposed district** *The property is vacant, will have easy access to the future FM 110, and will be required to construct roadways and utility infrastructure consistent with the Character District-4 zoning district. The subject property is shown to be on a low to moderately constrained area on the Land Use Suitability Map.*

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
X			**Whether there are substantial reasons why the property cannot be used according to the existing zoning** *The property is currently zoned Future Development (FD). The FD zoning district is intended to serve as a temporary zoning district for recently annexed properties that shall be developed in the future but are not yet ready to be zoned for a particular use.*
X			**Whether there is a need for the proposed use at the proposed location** *The proposed rezoning would allow primarily residential uses with some limited allowances for commercial uses. The subject property's location along FM 110 would allow for such uses to be developed in accordance with city standards with access to a major transportation thoroughfare.*
X			**Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development** *The property is not located within the City's water service area and will be served by Crystal Clear Special Utility District. The property is not located within the City's wastewater service area and will be required to extend City wastewater lines to the property. This development is outside the City's existing fire station network's coverage area and a fire station location would ensure optimal coverage and response times.*
X			**Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property** *The surrounding property is primarily vacant agricultural/rural. While this existing land type does not complement the proposed Character District-4 zoning there are no anticipated adverse impacts.*
		N/A	**For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5** *This request is not for a Neighborhood Density District.*

Zoning Request	2801 Staples Road
ZC-20-19	

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
X			**The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management** *The subject property is located within a low to moderately constrained area according to the Land Use Suitability Map.*
X			**Any other factors which shall substantially affect the public health, safety, morals, or general welfare** *None noted.*

ZC-20-19
Aerial View
Mayan CD-4 Zoning – 2801 Staples Road

★ **Site Location**

Subject Property

Parcel

City Limit

N

0 1,000 2,000 4,000 Feet

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Map Date: 7/28/2020

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ZC-20-17, ZC-20-18, ZC-20-19, ZC-20-20
Requested Zoning
Mayan LI, CD-3, CD-4, CD-5 Zoning – 2801 Staples Road

★ Site Location

Parcel

City Limit

Requested Zoning

- CD-3
- CD-4
- CD-5
- LI

N

0 1,000 2,000 4,000 Feet

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Map Date: 7/30/2020

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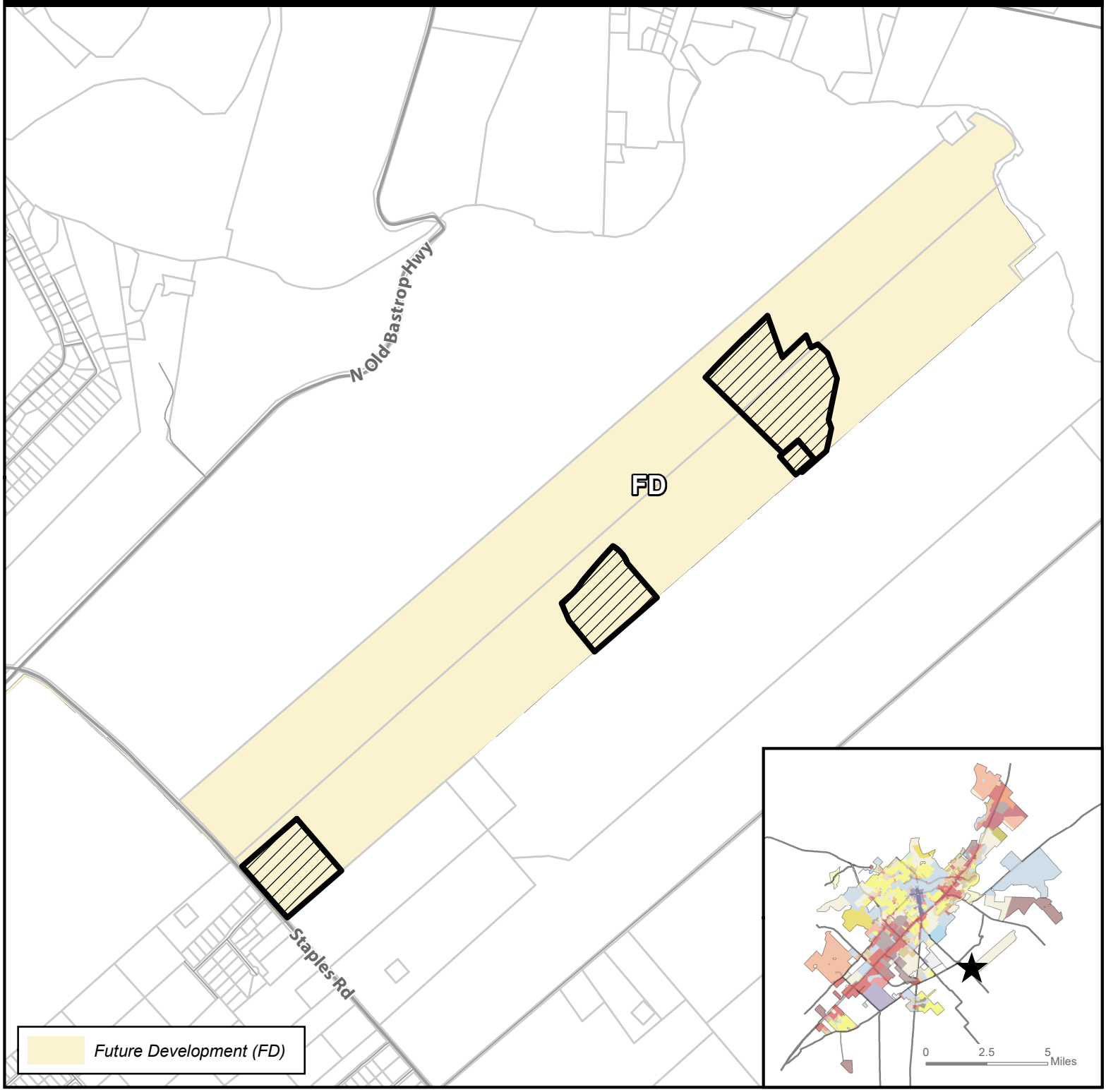
ZC-20-19
Existing Zoning
Mayan CD-4 Zoning – 2801 Staples Road



Site Location

Subject Property

Parcels

City Limit

N

0 1,000 2,000 4,000 Feet

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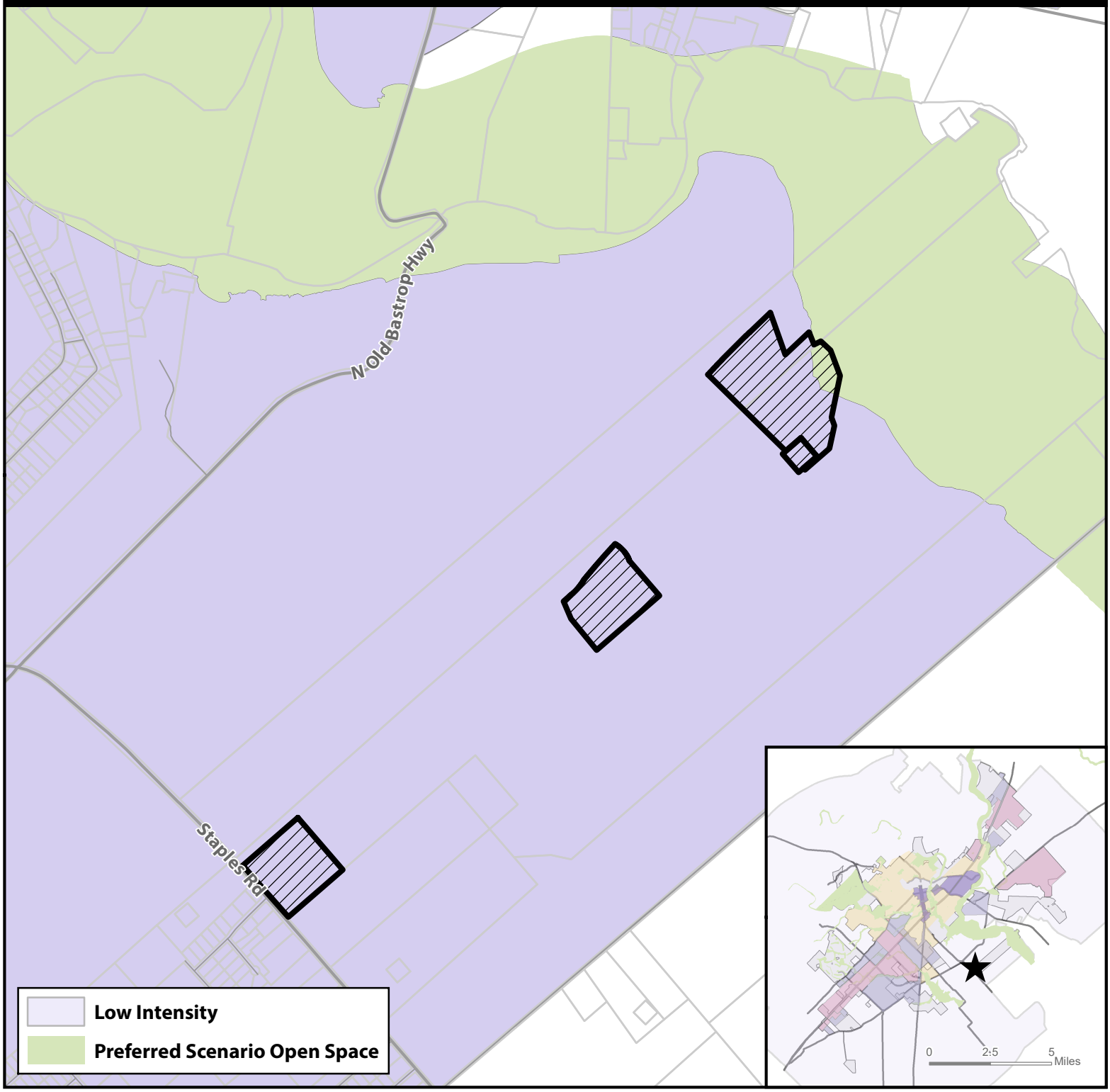
ZC-20-19
Preferred Scenario
Mayan CD-4 Zoning – 2801 Staples Road



★ Site Location

Subject Property

Parcels

City Limit

N

0 1,000 2,000 4,000 Feet

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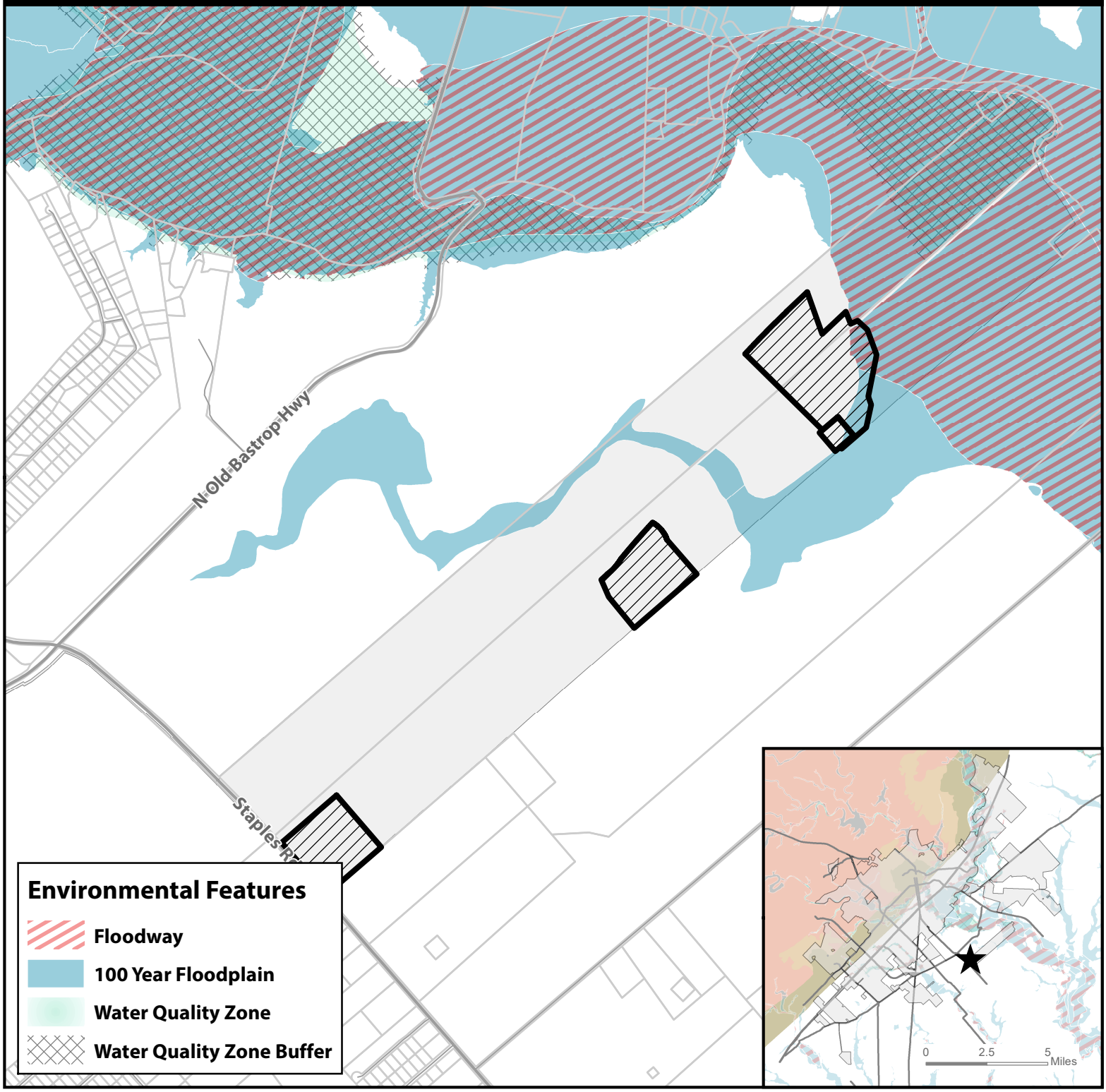
ZC-20-19
Environmental Features
Mayan CD-4 Zoning – 2801 Staples Road



Site Location

Subject Property

Parcels

City Limit

N

0 1,000 2,000 4,000 Feet

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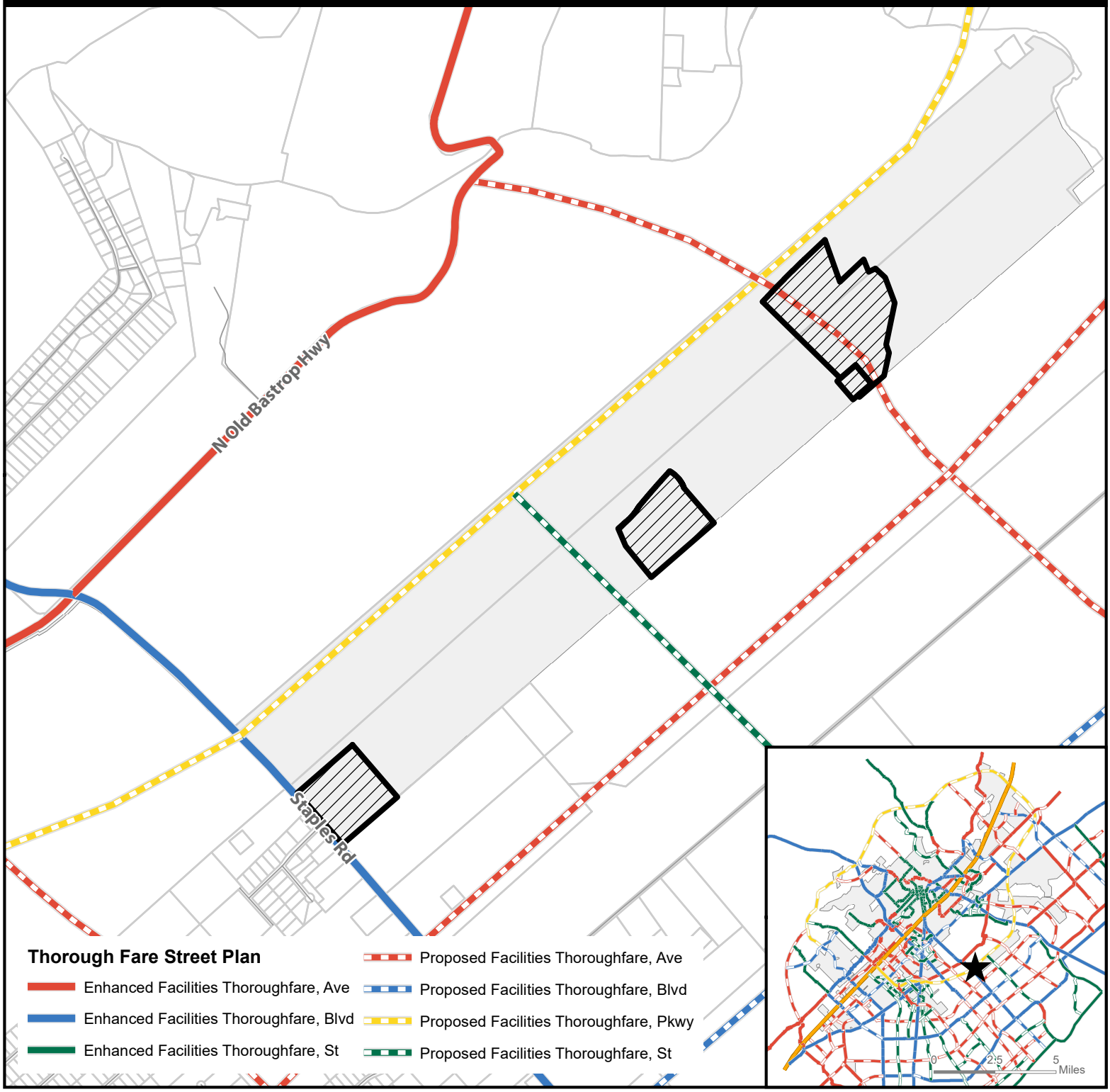
ZC-20-19
Transportation Master Plan
Mayan CD-4 Zoning – 2801 Staples Road



Site Location

Subject Property

Parcels

City Limit

N

0 1,000 2,000 4,000 Feet

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ZC-20-19
400' Notification Buffer
Mayan CD-4 Zoning – 2801 Staples Road

★ **Site Location**

Subject Property

400' Buffer

Parcel

City Limit

N

0 1,000 2,000 4,000 Feet

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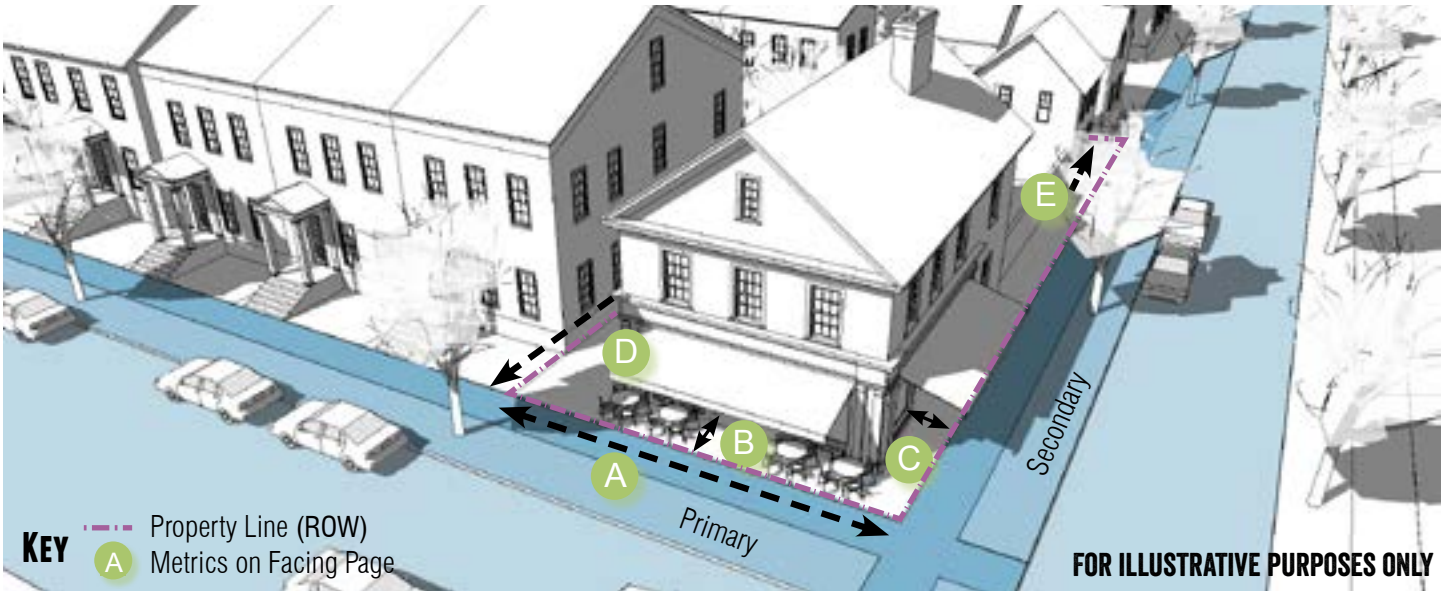
ZC-20-19 Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip
Property Owner	106 Kid Ranch Ln	San Marcos	TX	78666
Property Owner	2801 Staples RD	San Marcos	TX	78666
Property Owner	3020 FM 621	San Marcos	TX	78666
Property Owner	3010 FM 621	San Marcos	TX	78666
Property Owner	3100 FM 621	San Marcos	TX	78666
Property Owner	129 BLESSING LN	San Marcos	TX	78666
Property Owner	139 BLESSING LN	San Marcos	TX	78666
Property Owner	3036 FM 621	San Marcos	TX	78666
Property Owner	125 BLESSING LN	San Marcos	TX	78666
Property Owner	3111 FM 621	San Marcos	TX	78666
Property Owner	3120 FM 621	San Marcos	TX	78666

CD-4

SECTION 4.4.3.4 CHARACTER DISTRICT - 4



General Description

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

Density

Impervious Cover	80% max.

Transportation

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

Building Types Allowed

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

Building Standards

Principle Building Height	3 stories max.	50 ft. max.
Accessory Structure Height	N/A	24 ft. max.

Lot

Building Type	Lot Area	Lot Width (A)
Cottage	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.
Duplex	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.
Townhouse	1,500 sq. ft. min.	20 ft. min./ 120 ft. max.
Courtyard Housing	1,500 sq. ft. min.	15 ft. min./ 120 ft. max.
Apartment	6,000 sq. ft. min.	60 ft. min./ 120 ft. max.
Live/Work	1,100 sq. ft. min.	15 ft. min./ 120 ft. max.
Neighborhood Shopfront	6,000 sq. ft. min.	60 ft. min./ 120 ft. max.
Civic Building	6,000 sq. ft. min.	50 ft. min.

All Lots 45 feet or less in width shall take vehicular access from a rear alley except Courtyard Housing.

Setbacks - Principal Building

Primary Street	5 ft. min - 12 ft. max.	B
Secondary Street	5 ft. min.	C
Side	5 ft. min.	D
Rear	15 ft. min.	E
Rear, abutting alley	5 ft. min.	E

Setbacks - Accessory Structure

Primary Street	20 ft. min.
Secondary Street	15 ft. min.
Side	5 ft. min.
Rear	3 ft. min.

Parking Location

Layer (Section 4.3.3.1)	Surface	Garage
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed	Section 7.1.4.1
Third Layer	Allowed	Section 7.1.4.1

Build-to Zone (BTZ)

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

Future Development vs. Character District-4

Section 4.2.1.2 Building Types Allowed by District

Building types are allowed by district as set forth below.

TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT

		FD CD2 SF-R	SF-6 SF 4.5	ND3	ND3.5	ND4	N-MS	CD3	CD4	CD5	CD5D	HC LI HI	EC
	ACCESSORY DWELLING UNIT	■	■	■	■	■	■	■	■	■	■	--	--
	HOUSE	■	■	■	■	■	--	■	■	--	--	--	--
	COTTAGE	--	■	■	■	■	--	■	■	--	--	--	--
	COTTAGE COURT	--	--	--	■	--	--	■	--	--	--	--	--
	DUPLEX	--	--	--	■	--	--	■	■	--	--	--	--
	ZERO LOT LINE HOUSE	--	--	■	■	--	--	■	--	--	--	--	--
	TOWNHOUSE	--	--	--	■	■	■	--	■	■	■	--	--
	SMALL MULTI-FAMILY	--	--	--	■	■	■	--	--	--	--	--	--
	COURTYARD HOUSING	--	--	--	--	■	--	--	■	--	--	--	--

TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT

		FD CD2 SF-R	SF-6 SF 4.5	ND3	ND3.5	ND4	N-MS	CD3	CD4	CD5	CD5D	HC LI HI	EC
	APARTMENT	--	--	--	--	--	--	--	■	■	■	--	--
	LIVE/ WORK	--	--	--	--	--	■	--	■	■	■	--	■
	NEIGHBORHOOD SHOPFRONT	--	--	--	--	■	■	--	■	--	--	--	--
	MIXED USE SHOPFRONT	--	--	--	--	--	■	--	--	■	■	--	■
	GENERAL COMMERCIAL	--	--	--	--	--	--	--	--	--	--	■	■
	CIVIC	■	■	■	■	■	■	■	■	■	■	■	■

LEGEND ■ =Allowed -- =Not Allowed

Future Development vs. Character District-4

Section 5.1.1.2 Land Use Matrix

Table 5.1 Land Use Matrix

Types of Land Uses	Conventional Residential				Neighborhood Density Districts				Character Districts						Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Agricultural Uses																				
Barns or agricultural buildings	P	L	--	--	--	--	--	--	P	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.1
Stables	P	L	--	--	--	--	--	--	--	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.2
Community Garden	P	P	L	L	L	L	L	--	P	P	L	L	L	L	P	P	P	P	P	Section 5.1.2.3
Urban Farm	P	C	C	C	C	L	L	C	P	P	L	L	C	C	P	P	--	P	C	Section 5.1.2.4
Plant Nursery	L	--	--	--	--	--	--	P	--	L	--	--	P	P	P	P	P	--	P	Section 5.1.2.5
Accessory Uses and Structures																				
Accessory Building/Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.1
Accessory Dwelling Unit	L	L	L	L	L	L	P	P	--	P	L	P	P	P	--	--	--	--	--	Section 5.1.3.1
Accessory Use, except as listed below:	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.2
Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	L	P	--	L	Section 5.1.3.2
Outdoor Display	--	--	--	--	--	--	--	L	--	--	--	--	L	L	P	--	--	--	L	Section 5.1.3.2
Food Truck	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.3.1
Drive-thru or Drive-in	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.3.2
Home Occupation	L	L	L	L	L	L	L	--	--	L	L	L	--	--	--	--	--	--	--	Section 5.1.3.4
Family Home Care	P	P	P	P	P	P	P	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.3.5
Short Term Rental	L	L	L	L	L	L	L	P	--	L	L	P	P	P	--	--	--	L	P	Section 5.1.3.6
Residential Uses																				
Single Family Detached	P	L	L	L	L	L	L	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Cottage Court	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Two Family	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Single Family Attached	--	--	--	--	L	L	L	L	--	--	P	P	P	P	--	--	--	--	--	Section 5.1.4.1
Small Multi-Family (up to 9 units)	--	--	--	--	--	L	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Courtyard Housing (up to 24 units)	--	--	--	--	--	--	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Multi-family (10 or more units)	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Purpose Built Student Housing	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	Section 5.1.4.1
Manufactured Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1
Mobile Home Community	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1

Table 5.1 Land Use Matrix

Types of Land Uses	Conventional Residential				Neighborhood Density Districts				Character Districts						Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Community Home	L	L	L	L	L	L	P	P	--	P	P	P	P	P	--	--	--	L	--	Section 5.1.4.12
Fraternity or Sorority Building	--	--	--	--	--	--	C	C	--	--	--	C	P	P	--	--	--	--	--	Section 5.1.4.12
Commercial Uses																				
Professional Office	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	--	--	P	Section 5.1.5.1
Medical, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.2
Urgent care, emergency clinic, or hospital	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	--	--	P	Section 5.1.5.2
Nursing/ retirement home	--	--	--	--	--	--	P	P	--	--	--	P	P	P	P	--	--	--	P	Section 5.1.5.2
Personal Services, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (indoor)	C	--	--	--	--	--	--	P	--	--	--	--	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (outdoor)	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.3
Funeral Home	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.3
Adult Oriented Businesses	See Section 18, Article 6 of the City Code																			
All Retail Sales, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.4
Gasoline Sales	--	--	--	--	--	--	--	L	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Truck stop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	L	Section 5.1.5.4
Tattoo, body piercing	--	--	--	--	--	--	C	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Building material sales	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	P	P	--	P	Section 5.1.5.4
Vehicle Sales/ Rental	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Pawnshop	--	--	--	--	--	--	--	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Restaurant/ Bar, as listed below:																				
Eating Establishment	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.5
Bar	--	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	--	C	Section 5.1.5.5
Mobile Food Court	--	--	--	--	--	--	--	C	--	--	--	--	P	P	--	--	--	--	--	Section 5.1.5.5
Sale of Alcohol for on premise consumption	--	--	--	--	--	--	C	C	--	--	--	C	C	C	C	--	--	--	C	Section 5.1.5.5
Overnight Lodging, as listed below:																				Section 5.1.5.6
Bed and Breakfast (up to 8 rooms)	L	C	C	C	C	L	L	P	--	P	C	P	P	P	--	--	--	--	P	Section 5.1.5.6
Boutique Hotel (9 - 30 rooms)	--	--	--	--	--	--	C	P	--	--	--	P	P	P	--	--	--	--	P	Section 5.1.5.6

Table 5.1 Land Use Matrix

Types of Land Uses	Conventional Residential				Neighborhood Density Districts				Character Districts						Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	P	--	--	--	--	P	P	--	--	--	--	P	Section 5.1.5.6
Outdoor Recreation, except as listed below:	--	--	--	--	--	--	--	C	--	--	--	--	P	C	P	--	--	--	P	Section 5.1.5.7
Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--	C	C	Section 5.1.5.7
Traveler Trailers/ RVs Short Term stays	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Section 5.1.5.7
Shooting Range	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.7
Indoor Recreation, except as listed below:	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.5.8
Gym/ Health club	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	P	--	P	Section 5.1.5.8
Smoking Lounge	--	--	--	--	--	--	--	C	--	--	--	--	P	C	--	--	--	--	P	Section 5.1.5.8
Charitable Gaming Facility	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C	--	--	--	C	Section 5.1.5.8
Public & Institutional																				
Civic, except as listed below:	P	L	L	L	L	L	P	P	L	L	L	P	P	P	P	P	P	P	P	Section 5.1.6.1
Day Care Center	C	--	--	--	C	C	L	P	--	C	C	L	P	P	P	--	--	--	P	Section 5.1.6.1
Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.2
Minor Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.3
Major Utilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	Section 5.1.6.3
Antenna	See Section 5.1.6.3D																			
Industrial																				
Light Industrial	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	P	--	C	Section 5.1.7.1
Light Manufacturing	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.7.2
Vehicle Service, as listed below:																				Section 5.1.7.3
Car Wash	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (minor)	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (major)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	C	Section 5.1.7.3
Warehouse & Distribution	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	P	Section 5.1.7.4
Waste-Related service	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	--	Section 5.1.7.5
Wholesale trade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	Section 5.1.7.6
Self Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.7
Research and Development	--	--	--	--	--	--	--	--	--	--	--	--	C	C	P	P	P	--	C	Section 5.1.7.8
Wrecking/Junk Yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	Section 5.1.7.9

Zoning District Comparison Chart

Topic	*Existing Zoning:* **Future Development (FD)**	*Proposed Zoning:* **Character District – 4 (CD-4)**
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The CD-4 District is intended to accommodate a variety of residential options including single-family, two family, and multifamily with limited commercial or mixed use on the corners.
Uses	Residential *(See Land Use Matrix)*	Residential, limited Commercial, limited Office. *(See Land Use Matrix)*
Parking Location	No location standards	No parking in the 1st layer; Parking allowed in the 2nd and 3rd Layer
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units / acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	3 stories
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	5-12' front Setback, 5' side setback, 15' rear set back.
Impervious Cover (max)	30%	80%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Allows a variety of lot sizes depending on Building Type with 1,100 sq ft in area and 15' lot in width being the smallest allowed minimums
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area. Conventional: 6' sidewalk, street trees every 40' on center average, 7' planting area. Mixed Use: 8' sidewalk, street trees every 35' on center average, 7' planting area.
Blocks	No Block Perimeter Required	2,400 ft. Block Perimeter max.

ZC-20-19 (The Mayan-Character District-4 Zoning) Zoning Change Review **(By Comp Plan Element)**

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

	YES	NO (map amendment required)
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?	**X – Character Districts are "Considered" in Low Intensity Zones on the Preferred Scenario Map.**	

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

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

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint		**65%**	**20%**	**10%**	**5%**
Constraint by Class					
Cultural	**86%**			**14%**	
Edwards Aquifer	**100%**				
Endangered Species	**100%**				
Floodplains	**94%**	**1%**		**5%**	
Geological	**100%**				
Slope	**100%**				
Soils	**42%**	**47%**		**11%**	
Vegetation	**100%**				
Watersheds		**12%**	**88%**		
Water Quality Zone	**83%**			**9%**	**8%**

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	**Lower San Marcos River Watershed**				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for Watershed	**X**				

Notes: **The 2013 Comprehensive Plan predicted a 16% increase of impervious cover under the Preferred Scenario of development compared to a 91% increase under the trend scenario. The Plan predicted that the amount of urban land (meaning in City limits and not agriculture or undeveloped) in this watershed would increase from 7% to 9% under the Preferred Scenario of Development as compared to an increase to 14% under the trend scenario. The trend scenario envisioned lower density, single family development South of the San Marcos River while the preferred scenario envisioned medium density development concentrated along the Highway 80 and Highway 21 intersection.** **According to the model, this watershed has a high amount of bacteria loadings based on the amount of cattle per acre and recommends various landscape management methods such as native grasses and shrubs to provide vegetative filter strips and reduce the rate of erosion.**

NEIGHBORHOODS – Where is the property located

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

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

				YES	NO
Will Parks and / or Open Space be Provided? **Parkland dedication and parkland development is required at the time of plat and is based on the number of units proposed. Fee in lieu of dedication and development may be accepted if requested by the subdivider and approved by the Responsible Official and/or the Parks Board.**				**X**	
Will Trails and / or Green Space Connections be Provided? **The Transportation Master Plan requires a greenway along the future FM-110 extension and Staples Road.**				**X**	
Maintenance / Repair Density	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	**X**				
Water Infrastructure	**X**				
Public Facility Availability				YES	NO
Parks / Open Space within ¼ mile (walking distance)? **The nearest park is the El Camino Real Park which is located approximately 2 miles from the closest property in the proposed development.**					**X**
Wastewater service available? **The developer will be required to extend wastewater service to the development. Wastewater lines will be required throughout the development to service the property.**					**X**
Water service available? **The property is located in Crystal Clear CCN. The developer will be required to extend water service to the development as needed. Water lines will be also required throughout the development to service the property.**				**X**	

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

		A	B	C	D	F
Existing Daily LOS	**Staples Road**	**X**				

Existing Peak LOS	**Staples Road**	**X**				
Preferred Scenario Daily LOS	**Staples Road** **FM-110**			**X**		 **X**
Preferred Scenario Peak LOS	**Staples Road** **FM-110**	**X**				 **X**
Note: The property will be required to meet the Transportation Master Plan and construct required streets per the Block Standards in the Development Code.						
			N/A	Good	Fair	Poor
Sidewalk Availability (Required to build.)			**X**			
Sidewalks will be required to be constructed at the time of development.						
			YES		NO	
Adjacent to existing bicycle lane? **The development will be responsible for constructing required bike infrastructure within new proposed streets.**					**X**	
Adjacent to existing public transportation route?					**X**	

PLANNING AND DEVELOPMENT SERVICES

7/24/2020 **ZC-20-19**

Notice of Public Hearing
Zoning Change Request
"FD" Future Development to "CD-4" Character District-4
2801 Staples Road

Hold a public hearing and consider a request by Todd Burek, on behalf of The Mayan at San Marcos River LLC, for a zoning change from "FD" Future Development to "CD-4" Character District-4, or such other less intense zoning district classification as the City Council may approve, for approximately 73.853 acres, more or less, out of the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County, Texas, the Benjamin & Graves Fulcher Survey, Abstract No. 813, and the William A. Matthews Survey, Abstract No. 305, Hays County, Texas, generally located at 2801 Staples Road.

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

- A public hearing will be conducted by the Planning and Zoning Commission via virtual meeting on **Tuesday, August 11, 2020** at **6:00 p.m.** You may join and participate in the public hearing using the following link: http://sanmarcostx.gov/541/PZ-Video-Archives

- A public hearing will be held at the City Council Meeting on **Tuesday, September 1, 2020** at **6:00 p.m.** in the Council Chambers in City Hall, 630 East Hopkins. If current orders related to COVID-19 are extended, virtual meeting information will be provided at the following website: https://sanmarcostx.gov/421/City-Council-Videos-Archives

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

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

For more information regarding this request, contact the case manager, **Shavon Caldwell,** at **512.805.2649**. When calling, please refer to case number **ZC-20-19.**

As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City's website at: www.sanmarcostx.gov to see if other means of participating in the public hearing become available.

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

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

Updated: October, 2019

CONTACT INFORMATION

Character District 4 Multifamily

Applicant's Name	Todd Burek	Property Owner	Todd Burek
Company	Mayans at San Marcos River	Company	Mayans at San Marcos River
Applicant's Mailing Address	22711 Fossil Peak San Marcos, TX 78216	Owner's Mailing Address	22711 Fossil Peak San Marcos, TX 78216
Applicant's Phone #	210-313-3453	Owner's Phone #	210-313-3453
Applicant's Email	todd.burek@gmail.com	Owner's Email	todd.burek@gmail.com

PROPERTY INFORMATION

Subject Property Address(es): FM 621 San Marcos, TX 78666

Legal Description: **Lot** _____ **Block** _____ **Subdivision** _____

Total Acreage: 73.42 **Tax ID #: R** 25912, R92442, R16386, R151618, R151617, R55712

Preferred Scenario Designation: _____ **Existing Zoning:** Future development

Existing Land Use(s): Agriculture

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Character District 4 CD-4

Proposed Land Uses / Reason for Change: multi use to include residential, commercial and Multifamily

Rezone from FD to Character District 4 (CD-4) to allow multi-use residential, multifamily and commercial use.

AUTHORIZATION

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

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

**Existing Neighborhood Regulating Plan Included.*

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Todd Burek (owner name) on behalf of Mayan at San Marcos River, LLC. (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at 22711 Fossil Peak San Marcos, TX 78216 (address).

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

Signature of Owner: _____ Date: _____

Printed Name, Title: _____

Signature of Agent: _____ Date: _____

Printed Name, Title: _____

Form Updated October, 2019

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

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

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***

- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be $91 plus a $13 technology fee.***

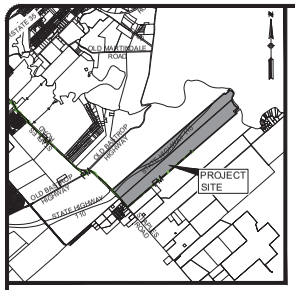
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be $91 plus a $13 technology fee.***

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

Signature: Todd Burek Date: 06/29/2020

Print Name: Todd Burek

Form Updated October, 2019



LOCATION MAP
N.T.S.

CURRENT ZONING

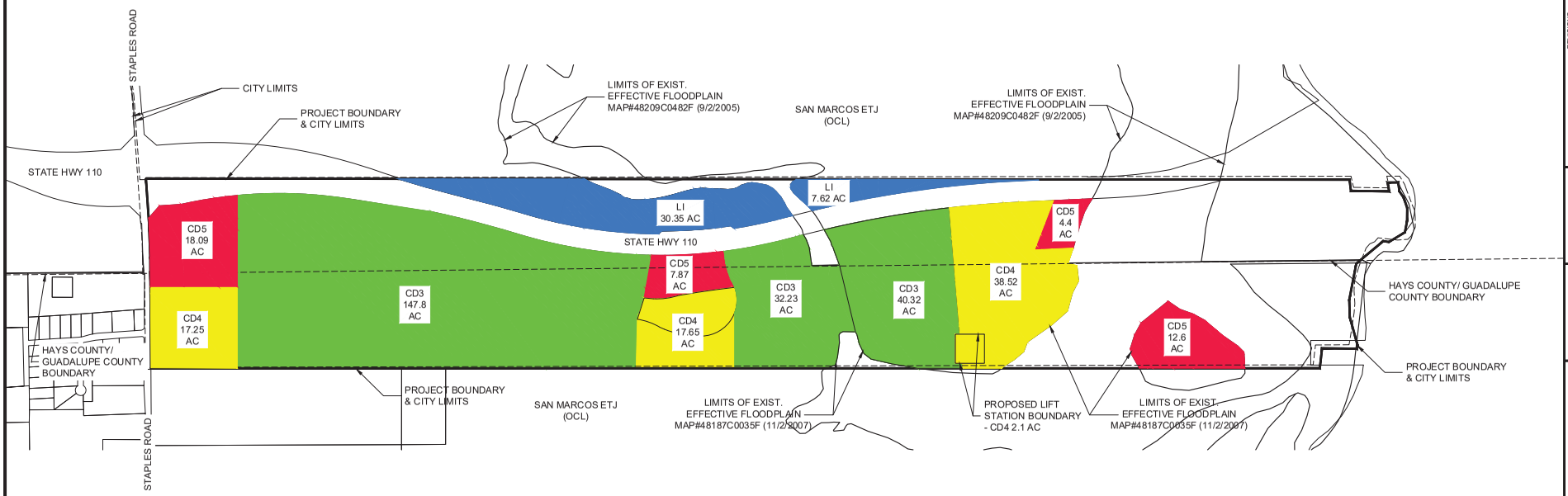
FUTURE DEVELOPMENT (FD)

PROPOSED ZONING

- CHARACTER DISTRICT 3 - RESIDENTIAL (CD3)
- CHARACTER DISTRICT 4 - MULTIFAMILY (CD4)
- CHARACTER DISTRICT 5 - COMMERCIAL (CD5)
- LIGHT INDUSTRIAL (LI)

500 250 0 500 1000

SCALE IN FEET
SCALE: 1"=500'



THE MAYAN

ZONING DEDICATION EXHIBIT

REVISIONS

NO.	DESCRIPTION	BY	DATE

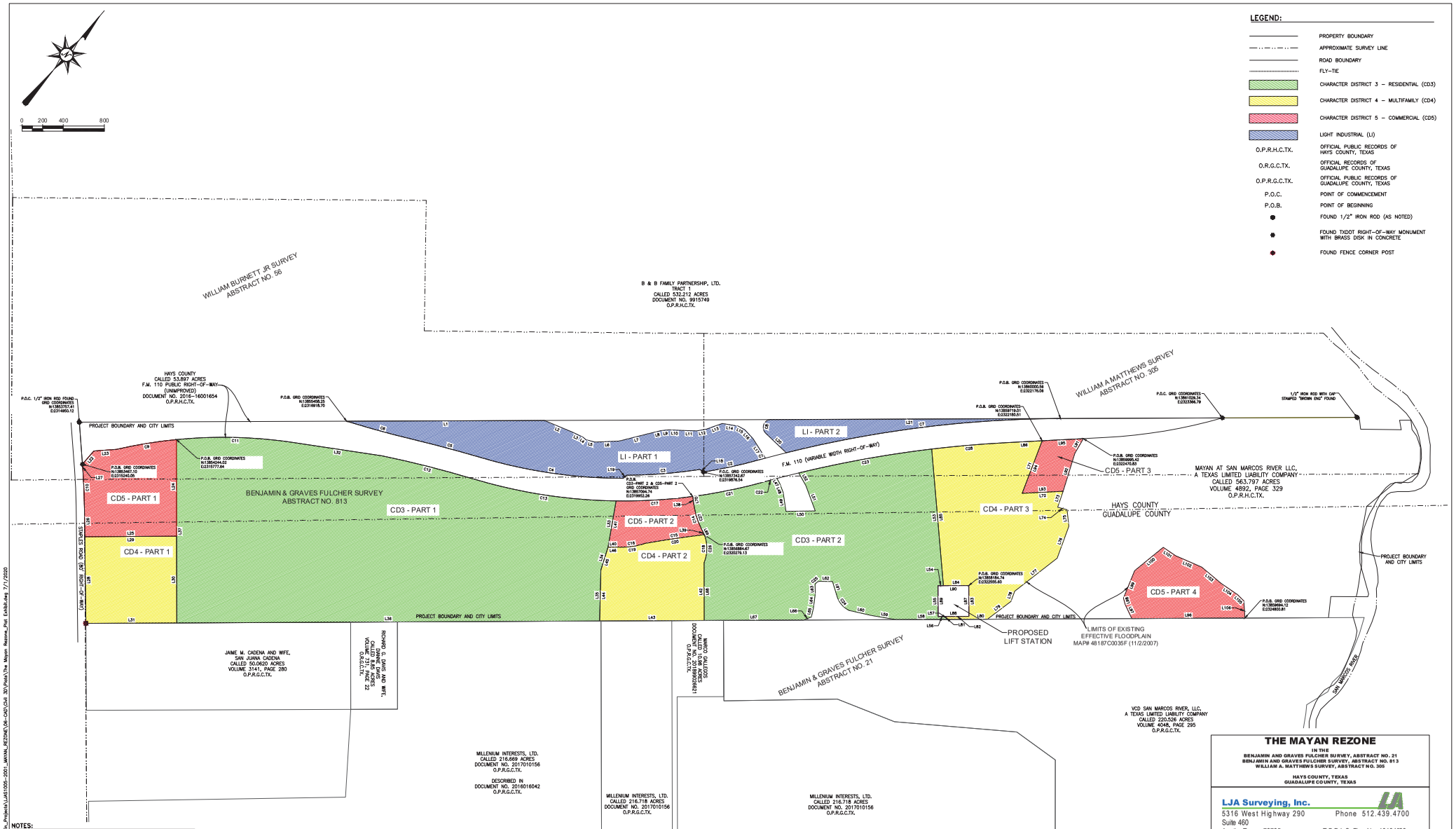
DATE: 04/05/2023
DESIGNED BY:
DRAWN BY: NB
CHECKED BY:
DRAWING NAME: Zoning Exhibit_Revised.dwg

LJA Engineering, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA193-426

SHEET NO. 1 OF 1 SHEETS

H:\SA193 Mayan at San Marcos\SA20 Mayan Subdivision\A08 Site Development Plans\DWG-Exhibit\Zoning Exhibit_Revised.dwg
User: Nick Bonner
Last Modified: Jun. 05, 20 - 13:23
Plot Date/Time: Jul. 13, 20 - 10:15:13



NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE, NAD 83.
2. ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0000741. UNITS: U.S. FEET
3. THIS IS NOT A BOUNDARY SURVEY.
4. THIS MAP IS INTENDED FOR DISTRICT REZONE DESCRIPTION PURPOSES ONLY.
5. THIS MAP REPRESENTS PAGES 1 AND 2 OF THE FOLLOWING ZONE DESCRIPTIONS:
   - CHARACTER DISTRICT 3 - RESIDENTIAL (CD3) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICT 4 - MULTIFAMILY (CD4) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICT 5 - COMMERCIAL (CD5) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIGHT INDUSTRIAL METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIFT STATION BOUNDARY METES AND BOUNDS DESCRIPTION DATED 06-30-2020.

THE MAYAN REZONE

IN THE
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 813
WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305

HAYS COUNTY, TEXAS
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
5316 West Highway 290
Suite 460
Austin, Texas 78735
Phone 512.439.4700
T.B.P.L.S. Firm No. 10194533

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LJAS1005-2001	2 OF 2

DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION

S:\Main\Survey\Austin_Survey\Austin_Projects\LJAS1005-2001_MAYAN_REZONE\08-CAD\Civil 3D\Plats\The Mayan Rezone_Plat Exhibit.dwg 7/1/2020

CD3 – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L32	N57°54'51"E	870.57'
L33	S30°40'06"E	458.24'
L34	S23°12'13"E	231.61'
L35	S39°20'19"E	496.08'
L36	S49°07'28"W	4114.99'
L37	N40°45'42"W	940.79'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C11	1144.874	4632.000	14°09'42"	N50°50'00"E	1141.96
C12	918.636	10990.000	4°47'21"	N63°37'19"E	918.37
C13	1407.056	5110.000	15°46'36"	N58°07'37"E	1402.62

CD3 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L47	S71°35'49"E	51.89'
L48	S61°21'41"E	97.53'
L49	S48°55'04"E	185.91'
L50	N48°33'29"E	285.39'
L51	N60°57'46"W	260.95'
L52	N70°06'45"W	143.14'
L53	S45°32'31"E	1334.51'
L54	S49°14'18"W	53.37'
L55	S40°45'42"E	300.02'
L56	N49°14'18"E	78.46'
L57	S45°32'31"E	28.55'
L58	S49°07'28"W	485.78'
L59	S58°50'30"W	244.60'
L60	S62°03'42"W	225.66'
L61	N57°53'58"W	130.53'
L62	S50°17'42"W	129.27'
L63	S43°21'28"E	80.86'
L64	S33°11'43"E	149.74'
L65	S27°01'01"E	87.04'
L66	S28°42'09"W	82.91'
L67	S49°07'28"W	965.00'
L68	N40°45'42"W	562.59'
L69	N65°57'47"W	32.38'
L70	N47°59'08"W	77.76'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	706.696	5110.000	7°55'26"	N37°53'25"E	706.13
C22	131.124	10990.000	0°41'01"	N34°16'13"E	131.12
C23	1315.483	10990.000	6°51'30"	N39°10'58"E	1314.70
C24	205.267	224.234	52°26'58"	N78°40'09"W	198.17
C25	55.538	49.900	63°46'10"	S10°01'38"W	52.72
C26	278.659	373.627	42°43'57"	N40°13'28"W	272.24
C27	281.618	770.725	20°56'08"	N58°50'07"W	280.05

CD4 – PART 1 LINE TABLE

Line Table		
Line #	Bearing	Length
L28	N41°21'04"W	843.29'
L29	N49°07'28"E	893.28'
L30	S40°45'42"E	843.26'
L31	S49°07'28"W	884.61'

CD4 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L42	S40°45'42"E	562.59'
L43	S49°07'28"W	1016.53'
L44	N39°20'19"W	496.08'
L45	N23°12'13"W	231.61'
L46	N48°11'21"E	97.07'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C18	278.659	373.627	42°43'57"	S40°13'28"E	272.24
C19	268.652	707.273	21°45'48"	N41°34'38"E	267.04
C20	581.181	9855.553	3°22'43"	N41°03'17"E	581.10

CD4 – PART 3 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L71	S19°40'40"E	547.44'
L72	N46°32'15"E	400.03'
L73	S21°47'22"E	163.38'
L74	N64°44'14"E	94.32'
L75	S47°01'56"E	161.57'
L76	S20°30'11"E	331.37'
L77	S11°34'07"W	523.34'
L78	S20°06'04"E	106.23'
L79	S12°14'11"W	286.70'
L80	S49°07'28"W	399.55'
L81	N45°32'31"W	28.55'
L82	N49°14'18"E	221.56'
L83	N40°45'42"W	300.02'
L84	S49°14'18"W	246.65'
L85	N45°32'31"W	1334.51'
L86	N46°24'19"E	350.98'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C28	727.641	10990.000	3°47'37"	N44°30'31"E	727.51

PROPOSED LIFT STATION LINE TABLE

Line Table		
Line #	Bearing	Length
L87	S40°45'42"E	300.02'
L88	S49°14'18"W	221.56'
L89	N40°45'42"W	300.02'
L90	N49°14'18"E	246.65'

LI – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L1	N49°10'24"E	1925.25'
L2	N72°05'03"E	299.59'
L3	N74°46'40"E	108.12'
L4	N89°52'45"E	39.44'
L5	N64°09'35"E	90.85'
L6	N46°49'14"E	235.44'
L7	N35°19'08"E	331.75'
L8	N36°08'22"E	90.92'
L9	N43°29'42"E	73.77'
L10	N52°00'06"E	114.50'
L11	N51°18'05"E	158.56'
L12	N38°41'51"E	94.30'
L13	N29°54'36"E	162.95'
L14	N58°37'53"E	158.19'
L15	N78°28'41"E	71.84'
L16	S83°25'51"E	119.32'
L17	S73°02'48"E	223.87'
L18	S85°17'04"W	42.56'
L19	S04°27'07"W	42.56'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	76.169	11210.000	0°23'22"	S34°07'24"W	76.17
C2	542.452	4860.000	6°23'42"	S37°06'24"W	542.17
C3	717.411	4860.000	8°27'28"	S44°52'05"W	716.76
C4	1413.728	4890.000	16°33'52"	S57°44'03"W	1408.81
C5	628.562	11210.000	3°12'46"	S64°24'36"W	628.48
C6	717.466	11052.000	3°43'10"	S64°39'49"W	717.34

LI – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L20	N86°54'48"W	263.84'
L21	N49°10'24"E	2834.23'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	2697.865	11210.009	13°47'21"	S42°16'42"W	2691.36
C8	178.014	79.177	128°49'06"	N29°37'51"W	142.82

CD5 – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L22	N00°07'28"E	169.59'
L23	N45°11'07"E	222.18'
L24	S40°45'42"E	940.79'
L25	S49°07'28"W	893.28'
L26	N41°21'04"W	300.48'
L27	N44°51'11"W	52.82'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C9	589.764	4632.000	7°17'42"	N40°06'18"E	589.37
C10	352.303	5767.278	3°30'00"	N43°06'04"W	352.25

CD5 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L38	S47°59'08"E	77.76'
L39	S65°57'47"E	32.38'
L40	S48°11'21"W	97.07'
L41	N30°40'06"W	458.24'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C14	281.618	770.725	20°56'08"	S58°50'07"E	280.05
C15	581.181	9855.553	3°22'43"	S41°03'17"W	581.10
C16	268.652	707.273	21°45'48"	S41°34'38"W	267.04
C17	747.962	5110.000	8°23'11"	N46°02'44"E	747.29

CD5 – PART 3 LINE TABLE

Line Table		
Line #	Bearing	Length
L91	S10°39'10"E	165.19'
L92	S23°27'29"E	386.34'
L93	S46°32'15"W	400.03'
L94	N19°40'40"W	547.44'
L95	N46°24'19"E	400.92'

CD5 – PART 4 LINE TABLE

Line Table		
Line #	Bearing	Length
L96	S49°07'28"W	1101.24'
L97	N65°57'58"W	152.79'
L98	N55°05'34"W	63.62'
L99	N18°22'18"W	287.89'
L100	N10°10'40"E	358.74'
L101	N83°26'00"E	146.21'
L102	N72°54'07"E	276.22'
L103	N89°16'20"E	248.87'
L104	N83°43'18"E	191.63'
L105	S85°51'24"E	87.58'
L106	S43°58'55"E	166.76'

NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE, NAD 83.
2. ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0000741. UNITS: U.S. FEET
3. THIS IS NOT A BOUNDARY SURVEY.
4. THIS MAP IS INTENDED FOR DISTRICT REZONE DESCRIPTION PURPOSES ONLY.
5. THIS MAP REPRESENTS PAGES 1 AND 2 OF THE FOLLOWING ZONE DESCRIPTIONS:
   - CHARACTER DISTRICT 3 - RESIDENTIAL (CD3) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICT 4 - MULTI FAMILY (CD4) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICT 5 - COMMERCIAL (CD5) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIGHT INDUSTRIAL METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIFT STATION BOUNDARY METES AND BOUNDS DESCRIPTION DATED 06-30-2020.

GORDON N. ANDERSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6617

THE MAYAN REZONE

IN THE
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 813
WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305

HAYS COUNTY, TEXAS
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
5316 West Highway 290
Suite 460
Austin, Texas 78735
Phone 512.439.4700
T.B.P.L.S. Firm No. 10194533

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LJAS1005-2001	2 OF 2

DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION

S:\Main\Survey\Austin_Survey\Austin_Projects\LJAS1005-2001_MAYAN_REZONE\08-CAD\Civil 3D\Plats\The Mayan Rezone_Plat Exhibit.dwg 7/1/2020

CD4: PART 1 – 17.209 ACRES (749,624 SQUARE FEET)

BEING A 17.209 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 17.209 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE CORNER POST FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STAPLES ROAD (80' WIDE RIGHT-OF-WAY), FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT AND THE WEST CORNER OF A CALLED 50.0620 ACRE TRACT CONVEYED IN A DEED TO JAIME M. CADENA AND WIFE, SAN JUANA CADENA, RECORDED IN VOLUME 3141, PAGE 280, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, WITH GRID COORDINATES OF N:13852313.95, E: 2316273.57;

THENCE NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD AND THE SOUTHWESTERLY LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 843.29 FEET TO A POINT, FROM WHICH A TXDOT TYPE I CONCRETE MONUMENT FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD BEARS NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, A DISTANCE OF 137.78 FEET;

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) NORTH 49 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 893.28 FEET TO A POINT, AND
2) S 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 843.26 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID 563.797 ACRE TRACT AND THE NORTHWESTERLY LINE OF SAID 50.0620 ACRE TRACT;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEASTERLY LINE OF SAID 563.797 ACRE TRACT AND THE NORTHWESTERLY LINE OF SAID 50.0620 ACRE TRACT, A DISTANCE OF 884.61 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 17.209 ACRES OF LAND, MORE OR LESS.

CD4: PART 2 - 17.648 ACRES (768,747 SQUARE FEET)

BEING A 17.648 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 17.648 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13857342.34, E: 2319876.13;

THENCE SOUTH 41 DEGREES 21 MINUTES 30 SECONDS EAST, A DISTANCE OF 609.92 FEET TO THE **POINT OF BEGINNING** AT THE BEGINNING OF A CURVE TO THE RIGHT, WITH GRID COORDINATES OF N: 13856884.57, E: 2320279.12

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 278.66 FEET, A RADIUS OF 373.63 FEET, A DELTA ANGLE OF 42 DEGREES 43 MINUTES 57 SECONDS, AND A CHORD THAT BEARS SOUTH 40 DEGREES 13 MINUTES 28 SECONDS EAST, A DISTANCE OF 272.24 FEET TO A POINT, AND
2) SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 562.59 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 1,016.53 FEET TO A POINT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 4,999.60 FEET;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) NORTH 39 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 496.08 FEET TO A POINT,
2) NORTH 23 DEGREES 12 MINUTES 13 SECONDS WEST, A DISTANCE OF 231.61 FEET TO A POINT,
3) NORTH 48 DEGREES 11 MINUTES 21 SECONDS EAST, A DISTANCE OF 97.07 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,

4) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 268.65 FEET, A RADIUS OF 707.27 FEET, A DELTA ANGLE OF 21 DEGREES 45 MINUTES 48 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 34 MINUTES 38 SECONDS EAST, A DISTANCE 267.04 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
5) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 581.18 FEET, A RADIUS OF 9,855.55 FEET, A DELTA ANGLE OF 03 DEGREES 22 MINUTES 43 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 03 MINUTES 17 SECONDS EAST, A DISTANCE OF 581.10 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 17.648 ACRES OF LAND, MORE OR LESS.

CD4-PART 3 - 36.930 ACRES (1,608,671 SQUARE FEET)

BEING A 36.930 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813, AND THE WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305, SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 36.930 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.34, E: 2323366.79;

THENCE SOUTH 42 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 1,767.63 FEET TO THE **POINT OF BEGINNING** ON THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 110, WITH GRID COORDINATES OF N: 13859719.01, E: 2322180.51;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1) SOUTH 19 DEGREES 40 MINUTES 40 SECONDS EAST, A DISTANCE OF 547.44 FEET TO A POINT,
2) NORTH 46 DEGREES 32 MINUTES 15 SECONDS EAST, A DISTANCE OF 400.03 FEET TO A POINT,
3) SOUTH 21 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 163.38 FEET TO A POINT,
4) NORTH 64 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 94.32 FEET TO A POINT,
5) SOUTH 47 DEGREES 01 MINUTES 56 SECONDS EAST, A DISTANCE OF 161.57 FEET TO A POINT,
6) SOUTH 20 DEGREES 30 MINUTES 11 SECONDS EAST, A DISTANCE OF 331.37 FEET TO A POINT,

7) SOUTH 11 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 523.34 FEET TO A POINT,
8) SOUTH 20 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 106.23 FEET TO A POINT, AND
9) SOUTH 12 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 286.70 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 8,772.36 FEET;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 399.55 FEET TO A POINT;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) NORTH 45 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 28.55 FEET TO A POINT,
2) NORTH 49 DEGREES 14 MINUTES 18 SECONDS EAST, A DISTANCE OF 221.56 FEET TO A POINT,
3) NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POIN
4) SOUTH 49 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 246.65 FEET TO A POINT, AND
5) NORTH 45 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 1334.51 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 727.64 FEET, A RADIUS OF 10,990.00 FEET, A DELTA ANGLE OF 03 DEGREES 47 MINUTES 37 SECONDS, AND A CHORD THAT BEARS NORTH 44 DEGREES 30 MINUTES 31 SECONDS EAST, A DISTANCE OF 727.51 FEET, AND

2) NORTH 46 DEGREES 24 MINUTES 19 SECONDS EAST, A DISTANCE OF 350.98 FEET TO THE **POINT OF BEGINNING**, CONTAINING 36.930 ACRES OF LAND, MORE OR LESS.

Bearing Basis:
All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.

06/30/2020

Gordon Anderson, RPLS No. 6617
LJA Surveying, Inc.
5316 Highway 290 West, Suite 460
Austin, Texas 78735
Texas Firm No. 10194533

STATE OF TEXAS
REGISTERED
GORDON N. ANDERSON
6617
PROFESSIONAL
LAND SURVEYOR

LIFT STATION – 2.066 ACRES (90,012 SQUARE FEET)

BEING A 2.066 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 2.066 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 201616001654, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), ON THE NORTH LINE OF SAID 563.797 ACRE TRACT, SAME BEING THE SOUTH LINE OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX. WITH GRID COORDINATES OF N:13861029.34, E: 2323366.79, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED “BROWN ENG” FOUND BEARS NORTH 49 DEGREES 10 MINUTES 04 SECONDS EAST A DISTANCE OF 1,310.37 FEET,

THENCE SOUTH 15 DEGREES 55 MINUTES 06 SECONDS WEST, A DISTANCE OF 2,958.15 FEET TO THE **POINT OF BEGINNING,** WITH GRID COORDINATES OF N: 13858184.74, E: 2322555.60;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 300.02 FEET TO A POINT,
2) SOUTH 49 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POINT, FROM WHICH A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 110 BEARS SOUTH 81 DEGREES 00 MINUTES 29 SECONDS WEST, A DISTANCE OF 2,680.85 FEET,
3) NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POINT, AND

(INTENTIONALLY LEFT BLANK)

4) NORTH 49 DEGREES 14 MINUTES 18 SECONDS EAST, A DISTANCE OF 300.02 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 2.066 ACRES OF LAND, MORE OR LESS.

Bearing Basis:
All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.

Gordon Anderson, RPLS No. 6617
LJA Surveying, Inc.
5316 Highway 290 West, Suite 460
Austin, Texas 78735
Texas Firm No. 10194533

File #: Ord. 2020-66(b), **Version:** 1

AGENDA CAPTION:
Consider approval of Ordinance 2020-66, on the second of two readings, amending the Official Zoning Map of the City (ZC-20-20), by rezoning approximately 220.023 acre of land located at 2801 Staples Road, from “FD” Future Development District to “CD-3” Character District-3, and including procedural provisions.
Meeting date: September 15, 2020

Department: Planning & Development Services

Amount & Source of Funding
Funds Required: n/a
Account Number: n/a
Funds Available: n/a
Account Name: n/a

Fiscal Note:

Prior Council Action: n/a

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

n/a

Choose an item.

Choose an item.

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

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☒ Land Use - Direct Growth, Compatible with Surrounding Uses

☐ Neighborhoods & Housing - Choose an item.

☐ Parks, Public Spaces & Facilities - Choose an item.

☒ Transportation - Safe, Well coordinated transportation system implemented in an environmentally sensitive manner

☐ Core Services

☐ Not Applicable

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

Vision San Marcos - A River Runs Through Us

Background Information:

The subject property is within City limits and was annexed in 2008. The property is currently vacant and is surrounded almost exclusively by vacant, rural/agricultural land as well as the San Marcos River along the northernmost extent of the subject tract and some existing residential and commercial uses in the Redwood community along the southernmost extent of the subject tract. In addition, FM 110 is proposed to be located adjacent to the subject property and right-of-way has already been dedicated in order to provide for the future construction of FM 110.

The purpose of this zoning change to “Character District-3” is to allow for the development of approximately 220 acres of single-family residential uses along the future FM 110 corridor.

The applicant is also requesting a rezoning to LI, CD-4, and CD-5 for approximately 160 additional acres in the vicinity of the future FM 110 corridor between Staples Road and the San Marcos River. These requests are being considered as separate zoning requests (ZC-20-17, ZC-20-18 and ZC-20-19).

The City of San Marcos will provide wastewater services at the site and as the property is within the Crystal Clear CCN, Crystal Clear Special Utility District will provide water service. The developer will be responsible for extending water and wastewater facilities through the site as needed. Bluebonnet Electric Cooperative will provide electric service to this development.

Council Committee, Board/Commission Action:

Planning and Zoning Commission Meeting: August 11, 2020

Speakers in favor or opposed:

1. David Earl (in favor)
2. Tory Hurt (in favor)

Recommendation from the Planning and Zoning Commission:

Recommended for **approval** 9-0

City Council Meeting: September 1, 2020

Speakers in favor or opposed: David Earl spoke in favor of the request.

Vote for approval/denial from the City Council:

A motion was made by Councilmember Mihalkanin, seconded by Councilmember Rockeymoore, to approve Ordinance 2020-66 on the first of two readings. **The motion carried 7-0.**

At the meeting, the City Council asked if the applicant would be amenable to the requirement for a stone or masonry wall between the FM 110 right of way and residential lots. The applicant stated that a solid screening fence had been planned but agreed to provide a response regarding a stone or masonry wall by the second reading of the ordinance.

The ordinance in the agenda packet for second reading includes requirements to maintain a 35 foot buffer between any residential structure and the right-of-way of FM 110 and to construct a solid screening fence along the buffer or a masonry wall if the cost of constructing a wall is reimbursable as an improvement under a Public Improvement District for the property.

The 35' buffer will also be addressed via a separate agreement.

Alternatives:

n/a

Recommendation:

Although the proposed zoning change to Character District-3 is to be "Considered" in Low Intensity areas and is compatible with the single-family residential uses envisioned in the Comprehensive Plan for Low Intensity areas, the area immediately adjacent to the future FM 110 thoroughfare is not appropriate for single family lot development. The proposed single-family zoning does not align with the goals and intent for the FM 110 "Employment Corridor" stated in the Comprehensive Plan and block and access standards as well as privacy fence standards in the Development Code discourages this type of development along major thoroughfares such as FM 110.

Due to the varying factors regarding current and future land configurations around the subject property, staff is providing a **neutral** recommendation and leaves a decision of approval, denial, or a recommendation of a lesser zoning district up to the City Council.

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ORDINANCE NO. 2020-66

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY IN CASE NO. ZC-20-20 BY REZONING APPROXIMATELY 220.023 ACRES OF LAND LOCATED AT 2801 STAPLES ROAD FROM "FD" FUTURE DEVELOPMENT DISTRICT TO "CD-3" CHARACTER DISTRICT-3; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

1. On August 11, 2020, the Planning and Zoning Commission of the City of San Marcos held a public hearing regarding a request to change the zoning designation from "FD" Future Development District to "CD-3" Character District-3 for approximately 220.023 acres of land located 2801 Staples Road.

2. The Planning and Zoning Commission approved a recommendation to the City Council regarding the request.

3. The City Council held a public hearing on September 1, 2020 regarding the request.

4. All requirements pertaining to Zoning Map amendments have been met.

5. The City Council hereby finds and determines that the adoption of the following ordinance is in the interest of the public health, morals, welfare and safety.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. The Official Zoning Map of the City is amended to rezone the approximately 220.023-acre tract of land described by metes and bounds in Exhibit A, attached hereto and made a part hereof for all purposes (the "Property"), from "FD" Future Development District to "CD-3" Character District-3.

SECTION 2. If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

SECTION 3. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

SECTION 4. This ordinance will take effect after its passage, approval and adoption on second reading, subject to the requirements that the owner of the Property, or any successor, shall: a) provide a minimum 35-foot buffer between any public right-of-way associated with FM 110 and any adjacent residential structure; and b) construct solid screen fencing along the 35-foot

buffer or a masonry wall along said buffer if it is determined that the cost of constructing a masonry wall is reimbursable as part of any approved Public Improvement District applicable to the Property.

PASSED AND APPROVED on first reading on September 1, 2020.

PASSED, APPROVED AND ADOPTED on second reading on September 15, 2020.

Jane Hughson
Mayor

Attest:

Tammy K. Cook
Interim City Clerk

Approved:

Michael J. Cosentino
City Attorney

EXHIBIT A

CD3 PART 1 - 147.810 ACRES (6,438,604 SQUARE FEET)

BEING A 147.810 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, THE WILLIAM BURNETT JR. SURVEY, ABSTRACT NO. 56 AND THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813, SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 147.810 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., ON THE NORTHEASTERLY RIGHT-OF-WAY OF STAPLES ROAD (80-FOOT RIGHT-OF-WAY) AND FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 201616001654, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAME BEING THE SOUTH CORNER OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX., WITH GRID COORDINATES OF N:13853757.83, E: 2314950.70, FROM WHICH POINT A 1/2-INCH IRON ROD FOUND BEARS SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST, A DISTANCE OF 0.79 FEET;

THENCE NORTH 59 DEGREES 33 MINUTES 10 SECONDS WEST, A DISTANCE OF 959.30 FEET TO THE **POINT OF BEGINNING** AT THE BEGINNING OF A CURVE TO THE RIGHT, WITH GRID COORDINATES OF N: 13854243.91, E: 2315777.64;

THENCE WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 1,144.87 FEET, A RADIUS OF 4,632.00 FEET, A DELTA ANGLE OF 14 DEGREES 09 MINUTES 42 SECONDS, AND A CHORD THAT BEARS NORTH 50 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 1,141.96 FEET TO A POINT,
2) NORTH 57 DEGREES 54 MINUTES 51 SECONDS EAST, A DISTANCE OF 870.57 FEET TO A POINT AT THE BEGINNING A CURVE TO THE RIGHT,
3) WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 918.64 FEET, A RADIUS OF 10,990.00 FEET, A DELTA ANGLE OF 04 DEGREES 47 MINUTES 21 SECONDS, AND A CHORD THAT BEARS NORTH 63 DEGREES 37 MINUTES 19 SECONDS EAST, A DISTANCE OF 918.37 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT, AND
4) WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 1,407.06 FEET, A RADIUS OF 5,110.00 FEET, A DELTA ANGLE OF 15 DEGREES 46 MINUTES 36 SECONDS, AND A CHORD THAT BEARS NORTH 58 DEGREES 07 MINUTES 37 SECONDS EAST, A DISTANCE OF 1,402.62 FEET TO A POINT;

THENCE DEPARTING THE SOUTHEAST LINE OF SAID F.M. 110, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) SOUTH 30 DEGREES 40 MINUTES 06 SECONDS EAST, A DISTANCE OF 458.24 FEET TO A POINT,
2) SOUTH 23 DEGREES 12 MINUTES 13 SECONDS EAST, A DISTANCE OF 231.61 FEET TO A POINT, AND
3) SOUTH 39 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF 496.08 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 4,114.99 FEET TO A POINT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 884.61 FEET;

THENCE NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, OVER AND ACROSS SAID 563.797 ACRE TRACT, A DISTANCE OF 1,784.05 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 147.810 ACRES OF LAND, MORE OR LESS.

CD3 PART 2 - 72.213 ACRES (3,145,598 SQUARE FEET)

BEING A 72.213 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, THE WILLIAM BURNETT JR. SURVEY, ABSTRACT NO. 56 AND BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813, SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 72.213 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), WITH GRID COORDINATES OF N:13857342.34, E: 2319876.13;

THENCE SOUTH 17 DEGREES 04 MINUTES 02 SECONDS EAST, A DISTANCE OF 259.04 FEET TO THE **POINT OF BEGINNING** AT THE BEGINNING OF A CURVE TO THE LEFT, WITH GRID COORDINATES OF N: 13857094.72, E: 2319952.15;

THENCE WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 706.70 FEET, A RADIUS OF 5,110.00 FEET, A DELTA ANGLE OF 07 DEGREES 55 MINUTES 26 SECONDS, AND A CHORD THAT BEARS NORTH 37 DEGREES 53 MINUTES 25 SECONDS EAST, A DISTANCE OF 706.13 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT, AND

2) WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 131.12 FEET, A RADIUS OF 10,990.00 FEET, A DELTA ANGLE 00 DEGREES 41 MINUTES 01 SECONDS, AND A CHORD THAT BEARS NORTH 34 DEGREES 16 MINUTES 13 SECONDS EAST, A DISTANCE OF 131.12 FEET TO A POINT;

THENCE DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1) SOUTH 71 DEGREES 35 MINUTES 49 SECONDS EAST, A DISTANCE OF 51.89 FEET TO A POINT,
2) SOUTH 61 DEGREES 21 MINUTES 41 SECONDS EAST, A DISTANCE OF 97.53 FEET TO A POINT,
3) SOUTH 48 DEGREES 55 MINUTES 04 SECONDS EAST, A DISTANCE OF 185.91 FEET TO A POINT,
4) NORTH 48 DEGREES 33 MINUTES 29 SECONDS EAST, A DISTANCE OF 285.39 FEET TO A POINT,
5) NORTH 60 DEGREES 57 MINUTES 46 SECONDS WEST, A DISTANCE OF 260.95 FEET TO A POINT, AND
6) NORTH 70 DEGREES 06 MINUTES 45 SECONDS WEST, A DISTANCE OF 143.14 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1,315.48 FEET, A RADIUS OF 10,990.00 FEET, A DELTA ANGLE OF 06 DEGREES 51 MINUTES 30 SECONDS, AND A CHORD THAT BEARS NORTH 39 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 1,314.70 FEET TO A POINT;

THENCE DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING SIX (5) COURSES AND DISTANCES:

1) SOUTH 45 DEGREES 32 MINUTES 31 SECONDS EAST, A DISTANCE OF 1334.51 FEET TO A POINT,
2) SOUTH 49 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 53.37 FEET TO A POINT,
3) SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 300.02 FEET TO A POINT,
4) NORTH 49 DEGREES 14 MINUTES 18 SECONDS EAST, A DISTANCE OF 78.46 FEET TO A POINT, AND
5) SOUTH 45 DEGREES 32 MINUTES 31 SECONDS EAST, A DISTANCE OF 28.55 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 485.78 FEET TO A POINT;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWELVE (10) COURSES AND DISTANCES:

1) SOUTH 58 DEGREES 50 MINUTES 30 SECONDS WEST, A DISTANCE OF 244.60 FEET TO A POINT,

2) SOUTH 62 DEGREES 03 MINUTES 42 SECONDS WEST, A DISTANCE OF 225.66 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
3) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 205.27 FEET, A RADIUS OF 224.23 FEET, A DELTA ANGLE OF 52 DEGREES 26 MINUTES 58 SECONDS, AND A CHORD THAT BEARS NORTH 78 DEGREES 40 MINUTES 09 SECONDS WEST, A DISTANCE OF 198.17 FEET TO A POINT,
4) NORTH 57 DEGREES 53 MINUTES 58 SECONDS WEST, A DISTANCE OF 130.53 FEET TO A POINT,
5) SOUTH 50 DEGREES 17 MINUTES 42 SECONDS WEST, A DISTANCE OF 129.27 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,
6) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 55.54 FEET, A RADIUS OF 49.90 FEET, A DELTA ANGLE OF 63 DEGREES 46 MINUTES 10 SECONDS, AND A CHORD THAT BEARS SOUTH 10 DEGREES 01 MINUTES 38 SECONDS WEST, A DISTANCE OF 52.72 FEET TO A POINT,
7) SOUTH 43 DEGREES 21 MINUTES 28 SECONDS EAST, A DISTANCE OF 80.86 FEET TO A POINT,
8) SOUTH 33 DEGREES 11 MINUTES 43 SECONDS EAST, A DISTANCE OF 149.74 FEET TO A POINT,
9) SOUTH 27 DEGREES 01 MINUTES 01 SECONDS EAST, A DISTANCE OF 87.04 FEET TO A POINT, AND
10) SOUTH 28 DEGREES 42 MINUTES 09 SECONDS WEST, A DISTANCE OF 82.91 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, FROM WHICH POINT A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS, A DISTANCE OF 6,016.13 FEET;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 965.00 FEET TO A POINT;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 562.59 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,
2) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 278.66 FEET, A RADIUS OF 373.63 FEET, A DELTA ANGLE OF 42 DEGREES 43 MINUTES 57 SECONDS, AND A CHORD THAT BEARS NORTH 40 DEGREES 13 MINUTES 28 SECONDS WEST, A DISTANCE OF 272.24 FEET TO A POINT,
3) NORTH 65 DEGREES 57 MINUTES 47 SECONDS WEST, A DISTANCE OF 32.38 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
4) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 281.62 FEET, A RADIUS OF 770.72 FEET, A DELTA ANGLE OF 20 DEGREES 56 MINUTES 08 SECONDS, AND A CHORD THAT BEARS NORTH 58 DEGREES 50 MINUTES 07 SECONDS WEST, A DISTANCE OF 280.05 FEET TO A POINT, AND

5) NORTH 47 DEGREES 59 MINUTES 08 SECONDS WEST, A DISTANCE OF 77.76 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 72.213 ACRES OF LAND, MORE OR LESS.

Bearing Basis:
All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.

06/30/2020

Gordon Anderson, RPLS No. 6617
LJA Surveying, Inc.
5316 Highway 290 West, Suite 460
Austin, Texas 78735
Texas Firm No. 10194533

STATE OF TEXAS
REGISTERED
GORDON N. ANDERSON
6617
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, CENTRAL TEXAS ZONE, NAD 83.
2. ALL EASEMENTS AND ROADWAYS SHOWN ARE SURVEYED EASEMENTS RECORDED OR ESTABLISHED BY DEED OR ROADWAYS ADJACENT TO A DEDICATED LIMITED ACCESS STREET.
3. THIS SURVEY IS ORIGINAL SURVEY.
4. THIS MAP IS INTENDED FOR DISTRICT RECORD DESCRIPTION PURPOSES ONLY.
5. THIS MAP REPRESENTS THE FOLLOWING DISTRICTS AS DESCRIBED:
   - CHARACTER DISTRICT 3 - RESIDENTIAL (CD3) MEETES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICT 4 - MULTI-FAMILY (CD4) MEETES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICT 5 - COMMERCIAL (CD5) MEETES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIGHT INDUSTRIAL MEETES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIFT STATION BOUNDARY MEETES AND BOUNDS DESCRIPTION DATED 06-30-2020.

THE MAYAN REZONE

IN THE
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 613
WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305
HAYS COUNTY, TEXAS
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
5316 West Highway 290
Suite 460
Austin, Texas 78735
Phone 512.439.4700
T.B.P.L.S. Firm No. 10194633

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LJA13303-2003	2 OF 2

DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION

CD3 – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L32	N57°54'51"E	870.57'
L33	S30°40'06"E	456.24'
L34	S23°12'13"E	231.61'
L35	S39°20'19"E	486.08'
L36	S49°07'28"W	4114.99'
L37	N40°45'42"W	940.79'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C11	1144.874	4632.000	14°09'42"	N50°50'00"E	1141.66
C12	918.836	10990.000	4°47'21"	N63°37'19"E	918.37
C13	1407.056	5110.000	15°46'36"	N58°07'37"E	1402.52

CD3 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L47	S71°35'49"E	31.89'
L48	S61°21'41"E	97.53'
L49	S48°35'04"E	185.91'
L50	N48°33'29"E	285.38'
L51	N60°37'48"W	250.95'
L52	N70°06'45"W	143.14'
L53	S45°32'31"E	1334.51'
L54	S46°14'18"W	53.37'
L55	S40°45'42"E	300.02'
L56	N46°14'18"E	78.46'
L57	S45°32'31"E	28.55'
L58	S49°07'28"W	485.78'
L59	S58°50'30"W	244.60'
L60	S62°03'42"W	225.66'
L61	N57°53'38"W	130.53'
L62	S50°17'42"W	129.27'
L63	S43°21'28"E	80.88'
L64	S33°11'43"E	149.74'
L65	S27°01'01"E	87.04'
L66	S28°42'06"W	82.91'
L67	S49°07'28"W	985.00'
L68	N40°45'42"W	552.69'
L69	N85°57'47"W	32.38'
L70	N47°59'06"W	77.76'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	705.696	5110.000	7°55'28"	N37°53'25"E	705.13
C22	131.124	10990.000	0°41'01"	N39°16'13"E	131.12
C23	1315.483	10990.000	6°51'30"	N39°10'58"E	1314.70
C24	205.267	224.234	52°26'56"	N76°40'09"W	198.17
C25	55.535	49.500	63°46'10"	S10°01'38"W	52.72
C26	278.859	373.627	42°43'57"	N40°13'28"W	272.24
C27	281.518	770.725	20°56'08"	N58°50'07"W	280.05

CD4 – PART 1 LINE TABLE

Line Table		
Line #	Bearing	Length
L28	N41°21'04"W	843.29'
L29	N49°07'28"E	893.28'
L30	S40°45'42"E	843.26'
L31	S49°07'28"W	884.81'

CD4 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L42	S40°45'42"E	562.59'
L43	S49°07'28"W	1016.53'
L44	N39°20'19"W	496.08'
L45	N23°12'13"W	231.61'
L46	N46°11'21"E	97.07'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C18	278.859	373.627	42°43'57"	S40°13'28"E	272.24
C19	268.552	707.273	21°45'46"	N41°34'38"E	267.04
C20	581.181	9855.553	3°22'43"	N41°03'17"E	581.10

CD4 – PART 3 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L71	S19°40'40"E	547.44'
L72	N48°32'15"E	400.03'
L73	S21°47'22"E	153.38'
L74	N64°44'14"E	94.33'
L75	S47°01'56"E	161.57'
L76	S20°30'11"E	331.37'
L77	S11°34'07"W	533.34'
L78	S20°08'04"E	106.23'
L79	S12°14'11"W	286.70'
L80	S49°07'28"W	399.55'
L81	N45°32'31"W	28.55'
L82	N49°14'18"E	221.58'
L83	N40°45'42"W	300.02'
L84	S49°14'18"W	246.65'
L85	N45°32'31"W	1334.51'
L86	N48°24'19"E	350.96'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C28	727.641	10990.000	3°47'37"	N44°30'31"E	727.51

PROPOSED LIFT STATION LINE TABLE

Line Table		
Line #	Bearing	Length
L87	S40°45'42"E	300.02'
L88	S49°14'18"W	221.58'
L89	N40°45'42"W	300.02'
L90	N49°14'18"E	246.65'

CD5 – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L22	N00°07'28"E	169.99'
L23	N46°11'07"E	222.18'
L24	S40°45'42"E	940.79'
L25	S49°07'28"W	853.28'
L26	N41°21'04"W	300.48'
L27	N44°51'11"W	52.82'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C9	389.764	4632.000	7°17'42"	N40°06'18"E	389.37
C10	352.303	5757.278	3°30'00"	N43°06'04"W	352.25

CD5 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L38	S47°59'06"E	77.76'
L39	N85°57'47"E	32.38'
L40	S48°11'21"W	87.07'
L41	N30°40'06"W	458.24'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C14	281.518	770.725	20°56'08"	S58°50'07"E	280.05
C15	581.181	9855.553	3°22'43"	S41°03'17"W	581.10
C16	268.552	707.273	21°45'46"	S41°34'38"W	267.04
C17	747.962	5110.000	8°23'11"	N46°02'44"E	747.26

CD5 – PART 3 LINE TABLE

Line Table		
Line #	Bearing	Length
L91	S10°39'10"E	165.19'
L92	S23°27'29"E	368.34'
L93	S46°32'15"W	400.03'
L94	N19°40'40"W	547.44'
L95	N46°24'19"E	400.92'

CD5 – PART 4 LINE TABLE

Line Table		
Line #	Bearing	Length
L96	S49°07'28"W	1101.24'
L97	N95°57'58"W	152.79'
L98	N55°08'34"W	63.82'
L99	N18°22'18"W	287.89'
L100	N10°10'40"E	358.74'
L101	N83°26'00"E	146.21'
L102	N72°54'07"E	276.22'
L103	N89°16'20"E	248.67'
L104	N83°43'18"E	191.63'
L105	S85°51'24"E	87.58'
L106	S43°08'56"E	188.76'

LI – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L1	N45°10'24"E	1925.25'
L2	N73°06'03"E	299.58'
L3	N74°48'40"E	106.12'
L4	N89°52'45"E	39.44'
L5	N64°09'35"E	90.85'
L6	N48°40'14"E	235.44'
L7	N35°19'08"E	331.75'
L8	N38°08'22"E	90.92'
L9	N43°29'42"E	73.77'
L10	N52°00'06"E	114.50'
L11	N51°18'03"E	156.56'
L12	N38°41'51"E	94.30'
L13	N29°54'38"E	162.95'
L14	N58°37'53"E	158.19'
L15	N78°28'41"E	71.84'
L16	S83°25'51"E	119.32'
L17	S73°02'48"E	223.87'
L18	S85°17'04"W	42.56'
L19	S04°27'07"W	42.56'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	76.169	11210.000	0°23'23"	S34°07'24"W	76.17
C2	542.452	4880.000	6°23'42"	S37°06'24"W	542.17
C3	717.411	4880.000	8°27'28"	S44°52'05"W	716.76
C4	1413.728	4880.000	16°33'52"	S57°44'03"W	1408.91
C5	628.582	11210.000	3°12'46"	S64°24'36"W	628.48
C6	717.466	11052.000	3°43'10"	S64°39'48"W	717.34

LI – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L20	N86°54'48"W	263.84'
L21	N49°10'24"E	2634.23'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	2597.865	11210.009	13°47'21"	S42°18'42"W	2591.38
C8	178.014	79.177	128°49'06"	N29°37'51"W	142.82

NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE NAD 83.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
   TO GRID BY DIVIDING BY SURFACE ADJUSTMENT FACTOR OF 1.00012 AT UNITED E.S. 1 SET
3. THIS SURVEY IS NOT A BOUNDARY SURVEY.
4. THIS MAP IS INTENDED FOR DISTRICT RECORD DESCRIPTION PURPOSES ONLY.
5. THIS MAP REPRESENTS THE FOLLOWING DESCRIPTIONS:
   - CHARACTER DISTRICTS - MIXED-METHOD DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICTS - MULTI-FAMILY DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICTS - COMMERCIAL DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIGHT INDUSTRIAL DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIFT STATION BOUNDARY DESCRIBED AND BOUNDS DESCRIPTION DATED 06-30-2020.

GORDON N. ANDERSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6617

THE MAYAN REZONE

IN THE
BENJAMIN AND GRAVES FLUCHER SURVEY, ABSTRACT NO. 21
BENJAMIN AND GRAVES FLUCHER SURVEY, ABSTRACT NO. 613
WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 205
HAYS COUNTY, TEXAS
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
5316 West Highway 290 Phone 512.439.4700
Suite 460
Austin, Texas 78735 T.B.P.L.S. Firm No. 10194633

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LA453303-2003	2 OF 2

DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION

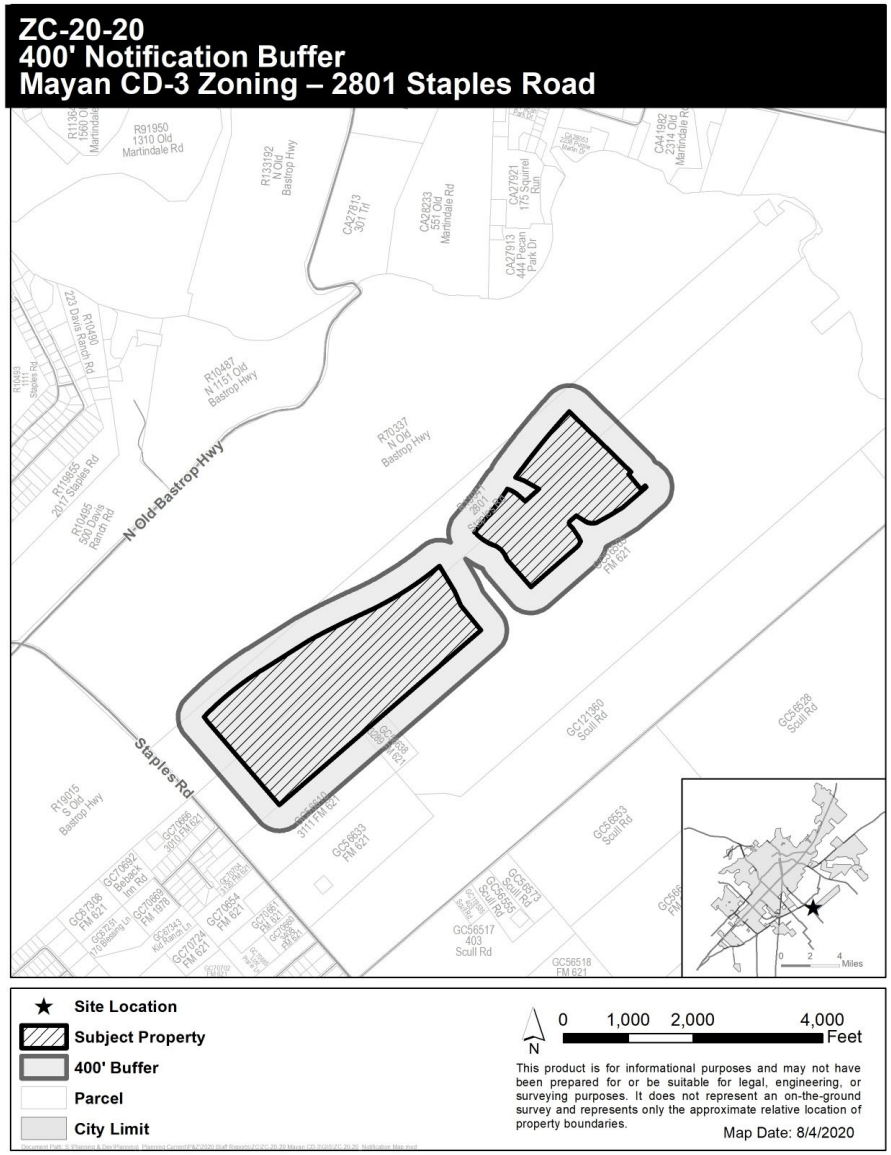
ZC-20-20 (The Mayan CD-3)

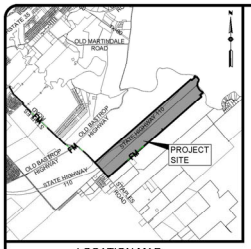
Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-XX, amending the Official Zoning Map of the City by rezoning approximately 220.023 acres, more or less, out of the William Burnett Jr. Survey, Abstract No. 56 and the Benjamin & Graves Fulcher Survey, Abstract No. 813, Hays County, Texas, and the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County, Texas, generally located at 2801 Staples, from “FD” Future Development District to “CD-3” Character District-3; and including procedural provisions; and consider approval of Ordinance 2020-XX on the first of two readings.

SAN MARCOS

Location:

- Approximately 220 acres
  - Part of an ~380 acre development with proposed CD-4, CD-5, and LI zoning
- **Current Configuration:**
  - Vacant / Agricultural land
  - Future FM 110 Road
- Surrounding uses include:
  - Agricultural / Rural
- Located within City Limits





LOCATION MAP
N.T.S.

CURRENT ZONING

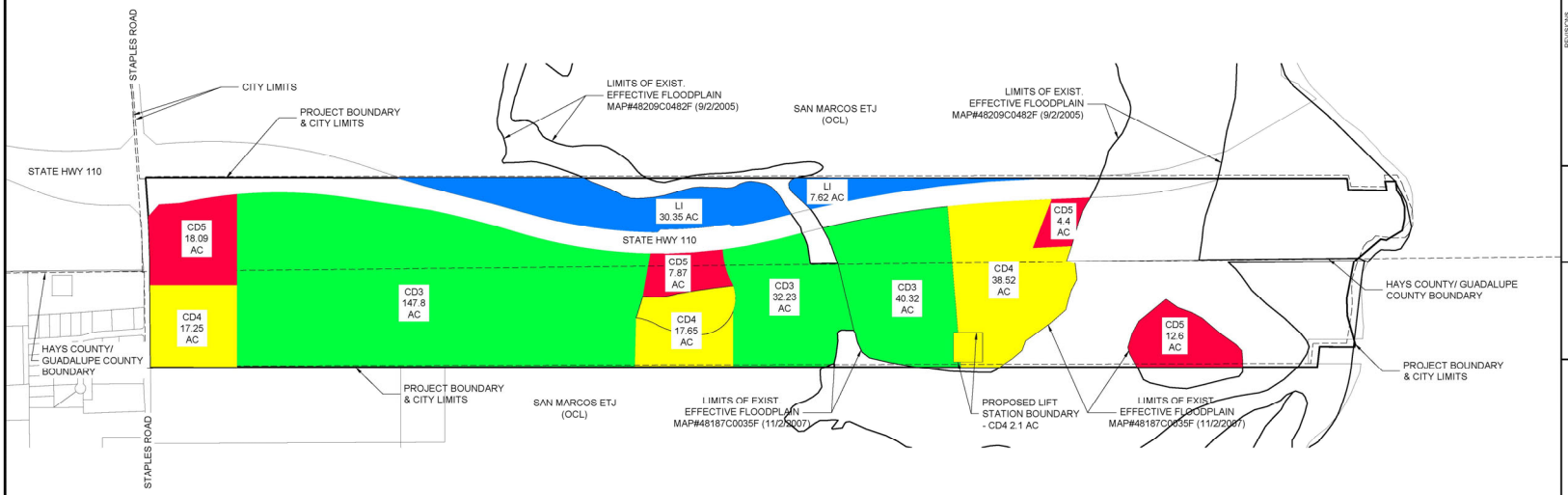
FUTURE DEVELOPMENT (FD)

PROPOSED ZONING

- CHARACTER DISTRICT 3 - RESIDENTIAL (CD3)
- CHARACTER DISTRICT 4 - MULTIFAMILY (CD4)
- CHARACTER DISTRICT 5 - COMMERCIAL (CD5)
- LIGHT INDUSTRIAL (LI)

500 250 0 500 1000

SCALE IN FEET
SCALE: 1"=500'



THE MAYAN
ZONING DEDICATION EXHIBIT

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

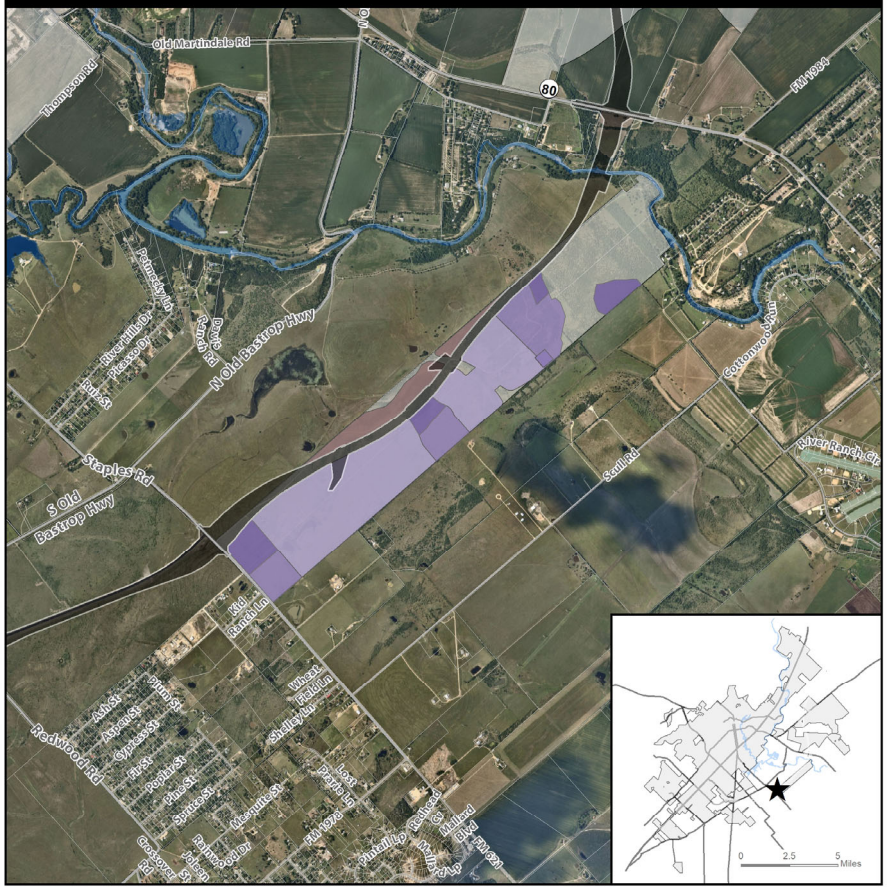
DATE: 04/06/2020
DESIGNED BY:
DRAWN BY: NB
CHECKED BY:
DRAWING NAME: Zoning Exhibit_Revised.dwg

LJA Engineering, Inc.
1100 NE Loop 410
Suite 800
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2709
TBPE No. F-1386

JOB NUMBER: 5A193-426

SHEET NO. 1 OF 1 SHEETS

ZC-20-17, ZC-20-18, ZC-20-19, ZC-20-20
The Mayan-Requested Zoning



★ Site Location
Parcel
City Limit
FM 110
River

Requested Zoning
CD-3
CD-4
CD-5
LI

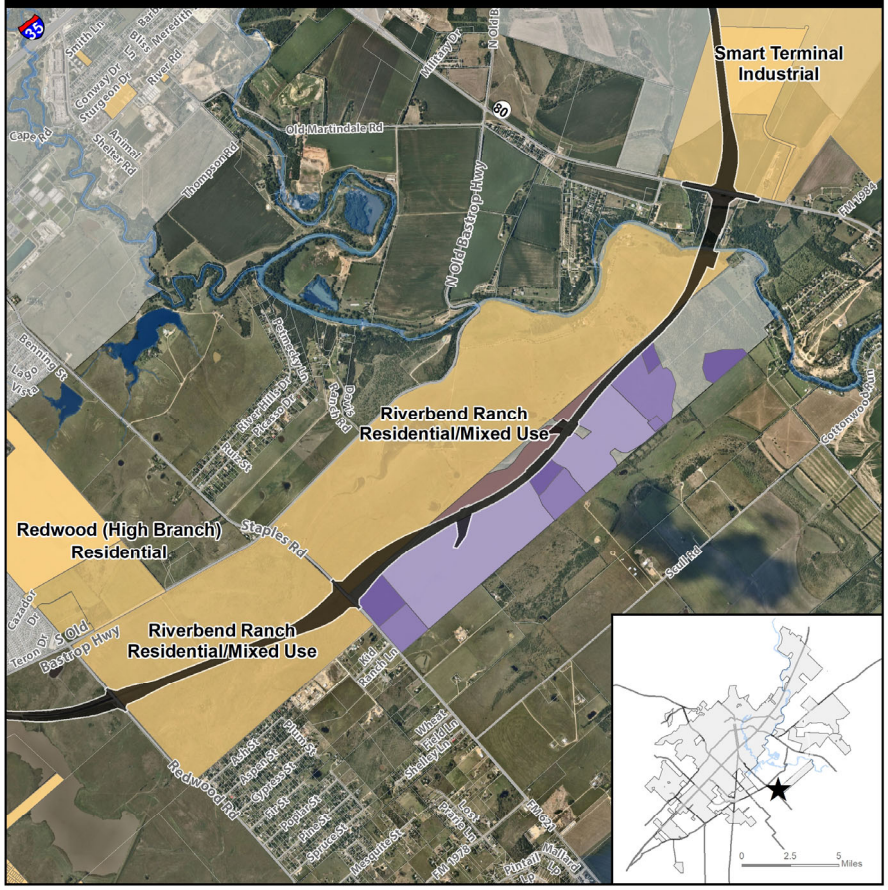
N
0 1,500 3,000 6,000 Feet

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

Map Date: 8/10/2020

Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-17 Mayan LI\GIS\ZC-20-17_20 Overall Zoning Map.mxd

ZC-20-17, ZC-20-18, ZC-20-19, ZC-20-20
The Mayan-Surrounding Developments



Requested Zoning
CD-3
CD-4
CD-5
LI

Surrounding Developments
Parcel
City Limit
FM 110
River

N
0 1,600 3,200 6,400 Feet

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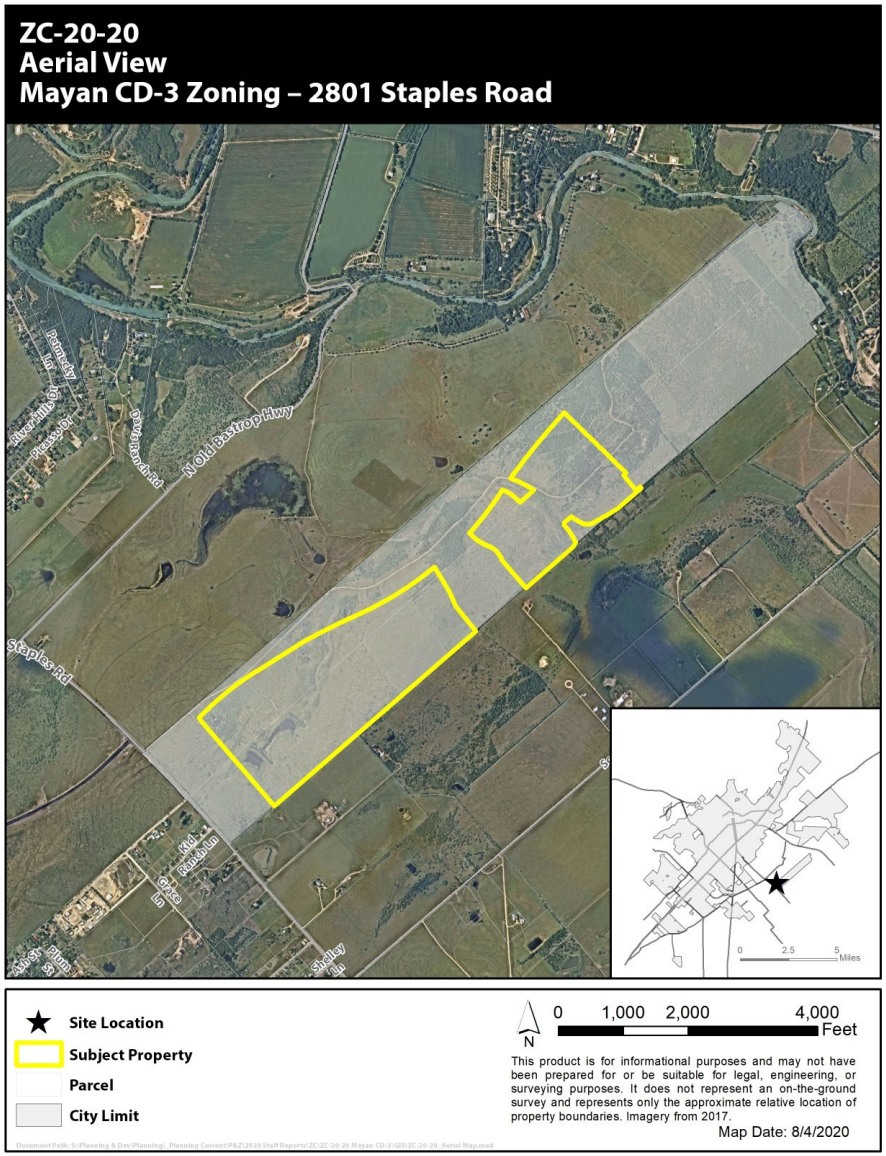
Map Date: 8/10/2020

Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-17 Mayan LI\GIS\The Mayan-Surrounding Development.mxd

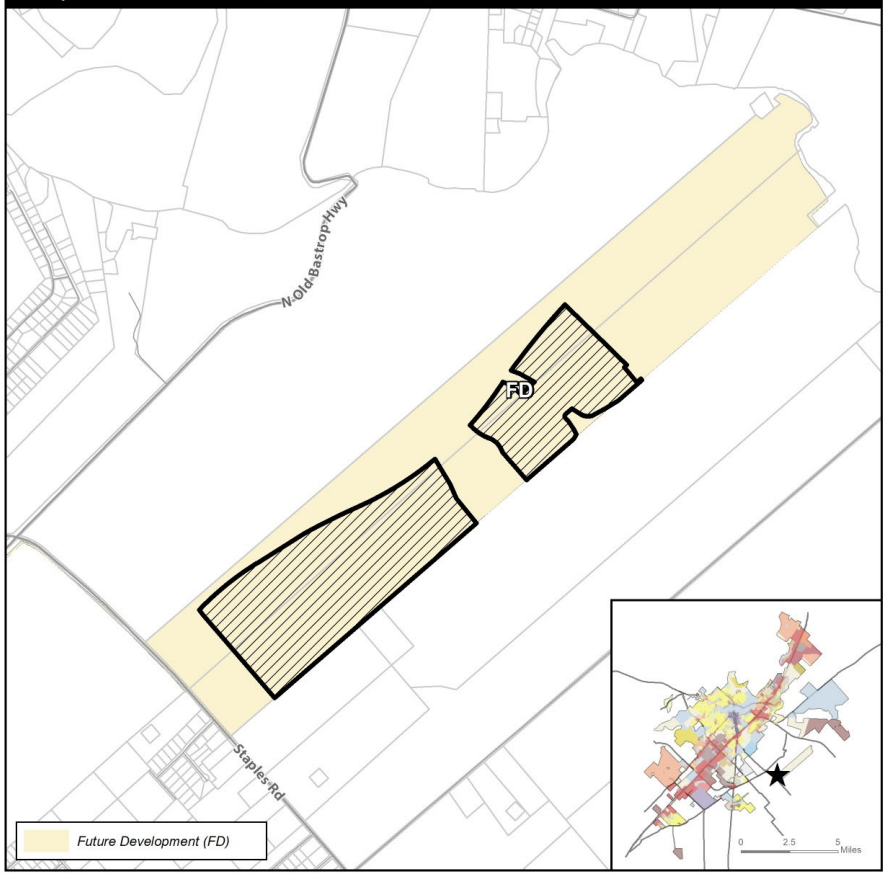
SAN MARCOS

Context & History

- **Annexed in 2008**
- **Existing Zoning:** Future Development (FD)
- **Proposed Zoning:** Character District-3 (CD-3)
- Proposed CD-3 zoning allows primarily for one and two family residential uses. and some limited commercial uses. Commercial uses are largely prohibited in this district.
- Request is being processed concurrently with CD-4, CD-5, and LI requests



ZC-20-20
Existing Zoning
Mayan CD-3 Zoning – 2801 Staples Road



★ Site Location
Subject Property
Parcels
City Limit

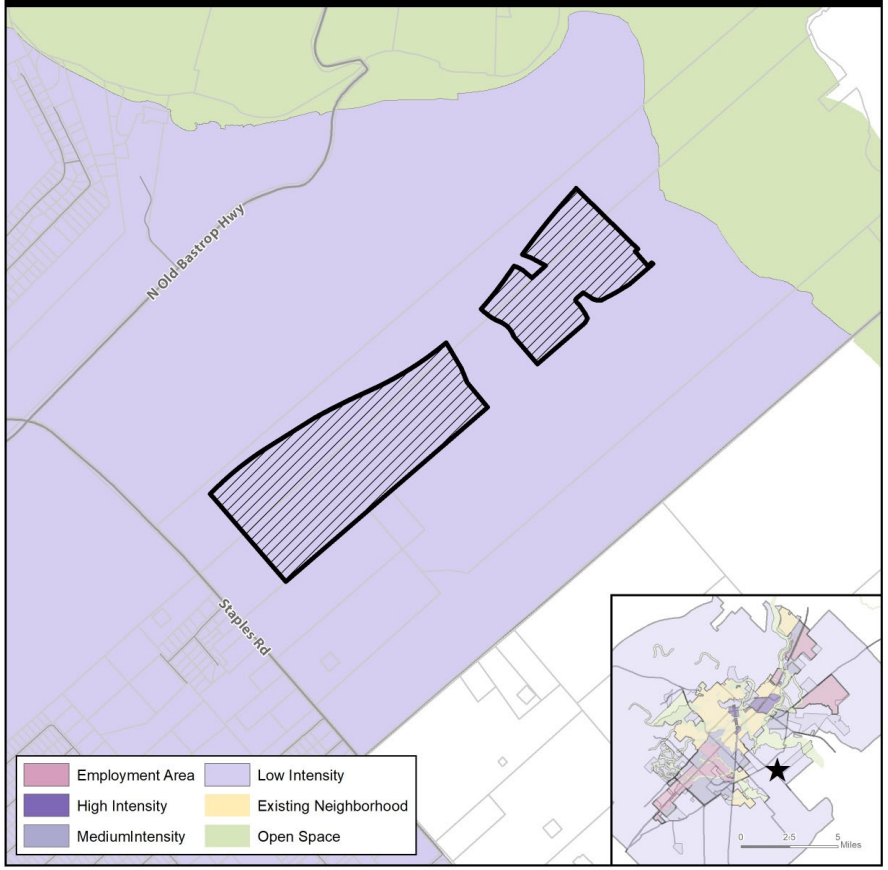
N 0 1,000 2,000 4,000 Feet

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

Map Date: 8/4/2020

Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-20 Mayan CD-3\GIS\ZC-20-20_ExistingZoning.mxd

ZC-20-20
Preferred Scenario
Mayan CD-3 Zoning – 2801 Staples Road



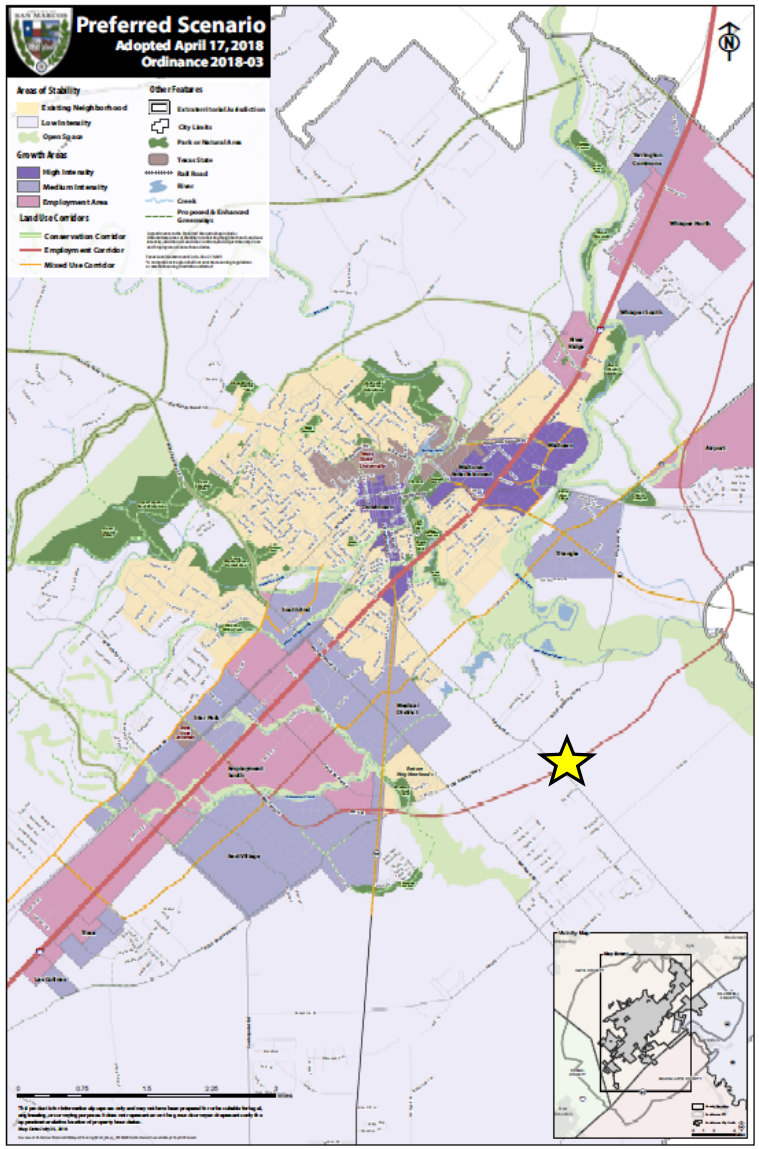
★ Site Location
Subject Property
Parcels
City Limit

N 0 1,000 2,000 4,000 Feet

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

Map Date: 8/4/2020

Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-20 Mayan CD-3\GIS\ZC-20-20_PreferredScenario_LUE.mxd

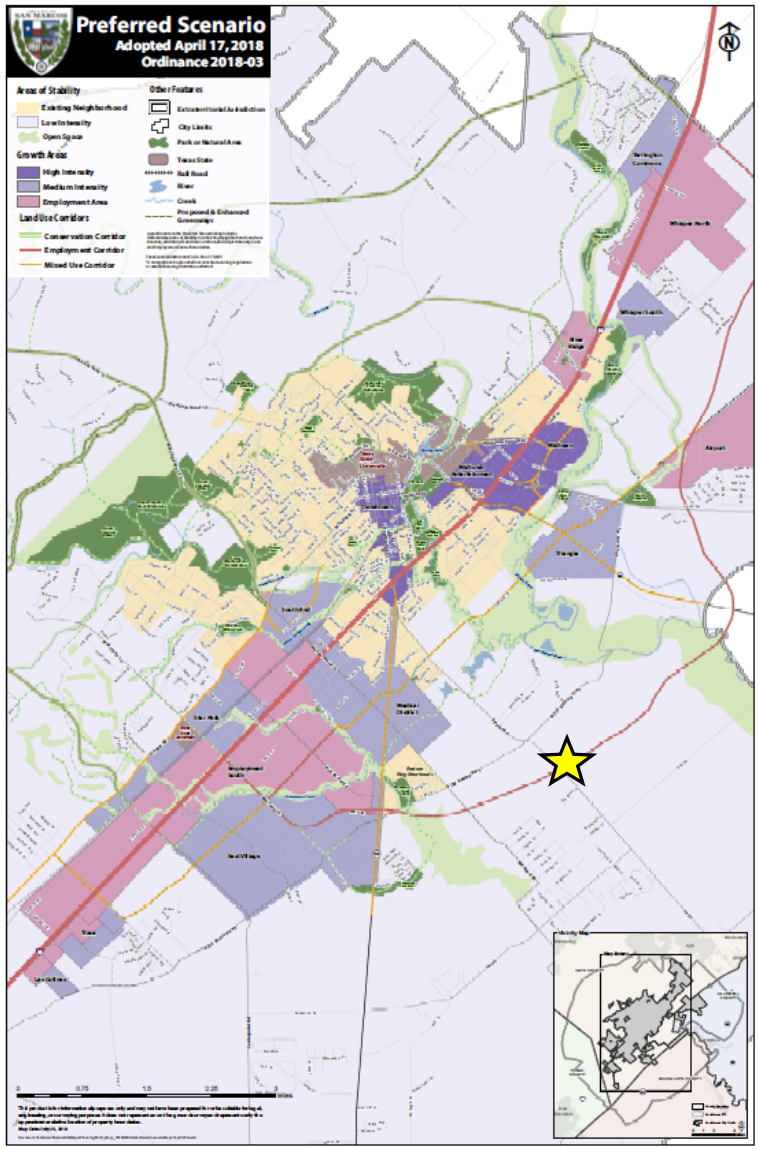


Comprehensive Plan Analysis

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

Located in an Area of Stability – Low Intensity

"Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains." (Comprehensive Plan, pg. 77)

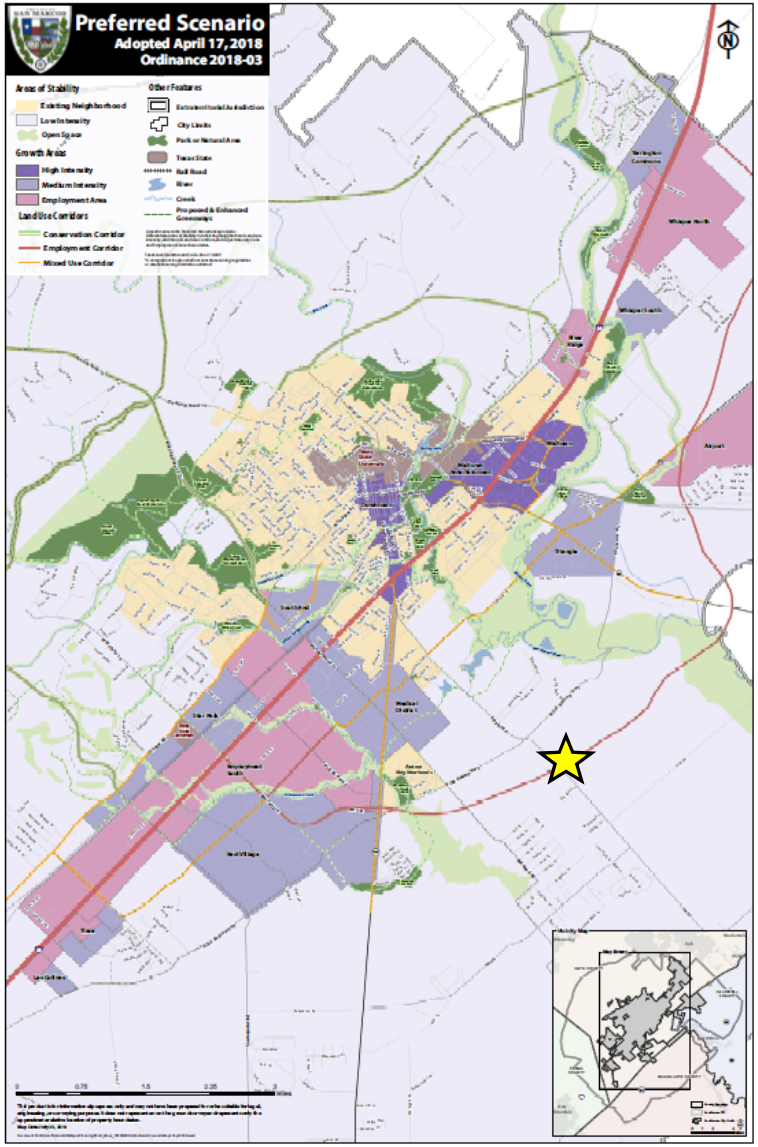


Comprehensive Plan Analysis

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

Located in an Area of Stability – Low Intensity

"Low Intensity Areas are varied and diverse with respect to environmental sensitivity and development suitability of the land. They are generally made up of larger undeveloped tracts of land where the preservation of sensitive environmental areas, flood hazard areas, and agricultural lands should be considered as part of any development proposal. Development in these areas should be guided by the Land Use Suitability Map and the Comprehensive Plan."
(San Marcos Development Code, pg. 144)



Comprehensive Plan Analysis

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

Located Along Employment Corridor

"Employment corridors are primarily intended to serve major employment related land uses. Some mixture in uses including limited residential and supportive pedestrian and bicycle facilities should be incorporated."
(Comprehensive Plan, pg. 79)

Comprehensive Plan Analysis

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

Applicant is requesting a "Character District"

(Character District-3 zoning) within an Area of Stability – Low Intensity.

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

District Classification	Comprehensive Plan Designations					
	Open Space/ Agricultural	Low Intensity	Existing Neighborhood	Medium or High Intensity Zone	Employment Center	Corridor
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

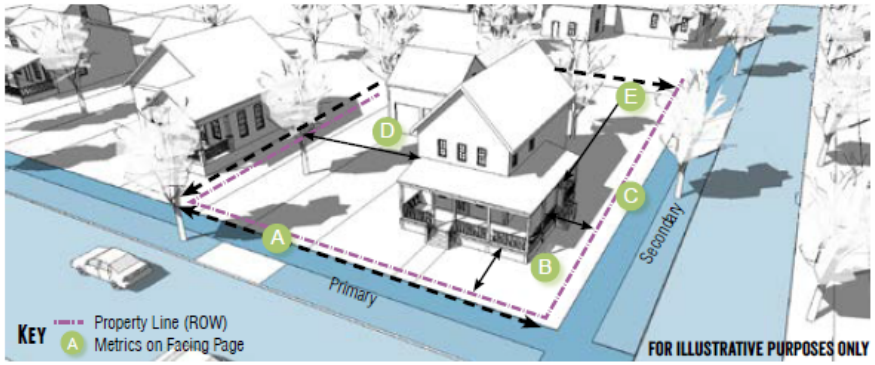
SAN MARCOS

CD-3 Zoning Analysis:

- CD-3 is intended to accommodate one and two family residential. Uses that would interfere with the residential nature of this district are prohibited.
- **Allowable Building Types:** *House, Cottage, Cottage Court, Duplex, Zero Lot Line, Civic*
- **Allowable Uses:** Single family (detached and attached), cottage court, two family.
- **Surrounding Area**: Vacant, rural / agricultural land and land already designated as future FM 110 right-of-way.

CD-3

SECTION 4.4.3.3 CHARACTER DISTRICT - 3



General Description

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

Density

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

Transportation

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

Building Types Allowed

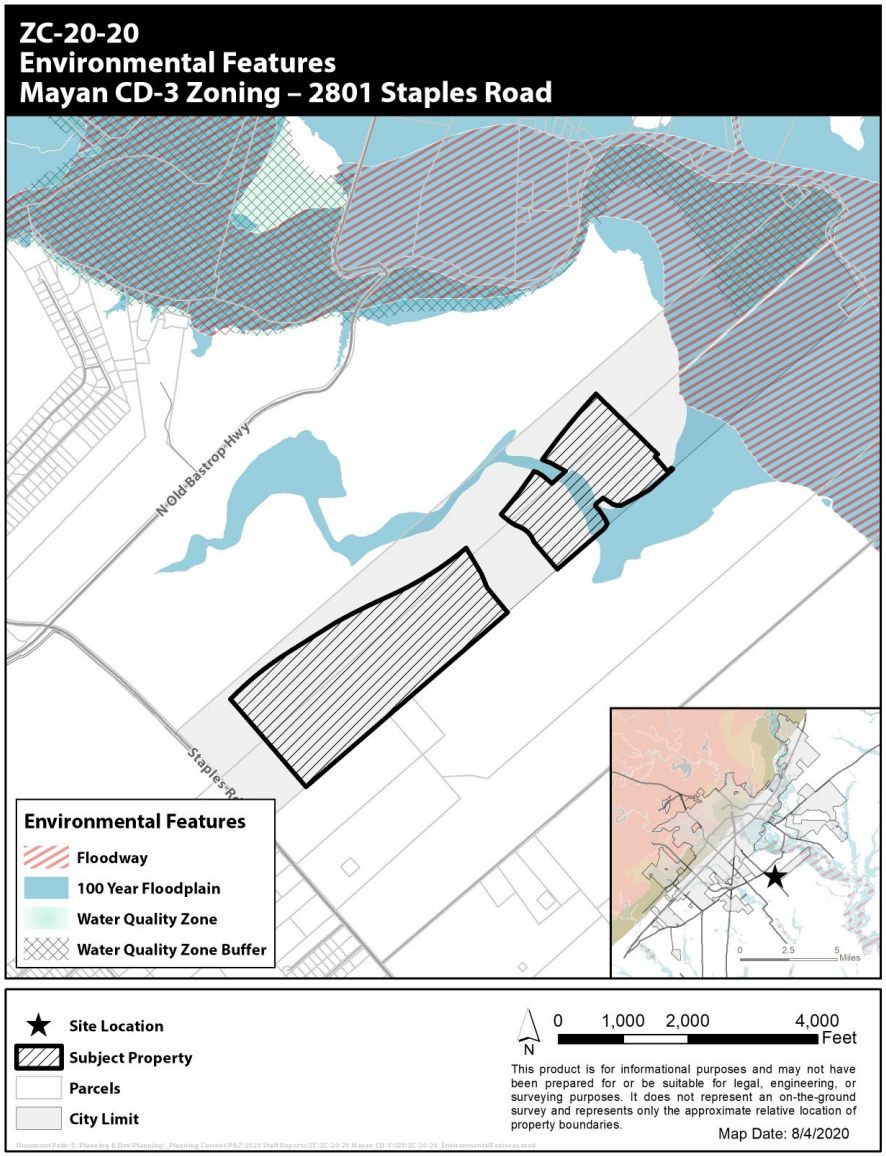
Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Cottage Court	Section 4.4.6.4
Duplex	Section 4.4.6.5
Zero Lot Line House	Section 4.4.6.6
Civic Building	Section 4.4.6.15

SAN MARCOS

Environmental Analysis

- Located in a low to moderately constrained area on the Land Use Suitability map
- Small portion of CD-3 is located within the floodplain
- Watershed Protection Plan Phase 2
  - Detention
  - Drainage
  - Environmental Reports

- "Land Use Suitability, preservation of agricultural lands, and floodplain management are the key factors to be considered when analyzing future development requests in Low Intensity Areas." (Comprehensive Plan)



SAN MARCOS

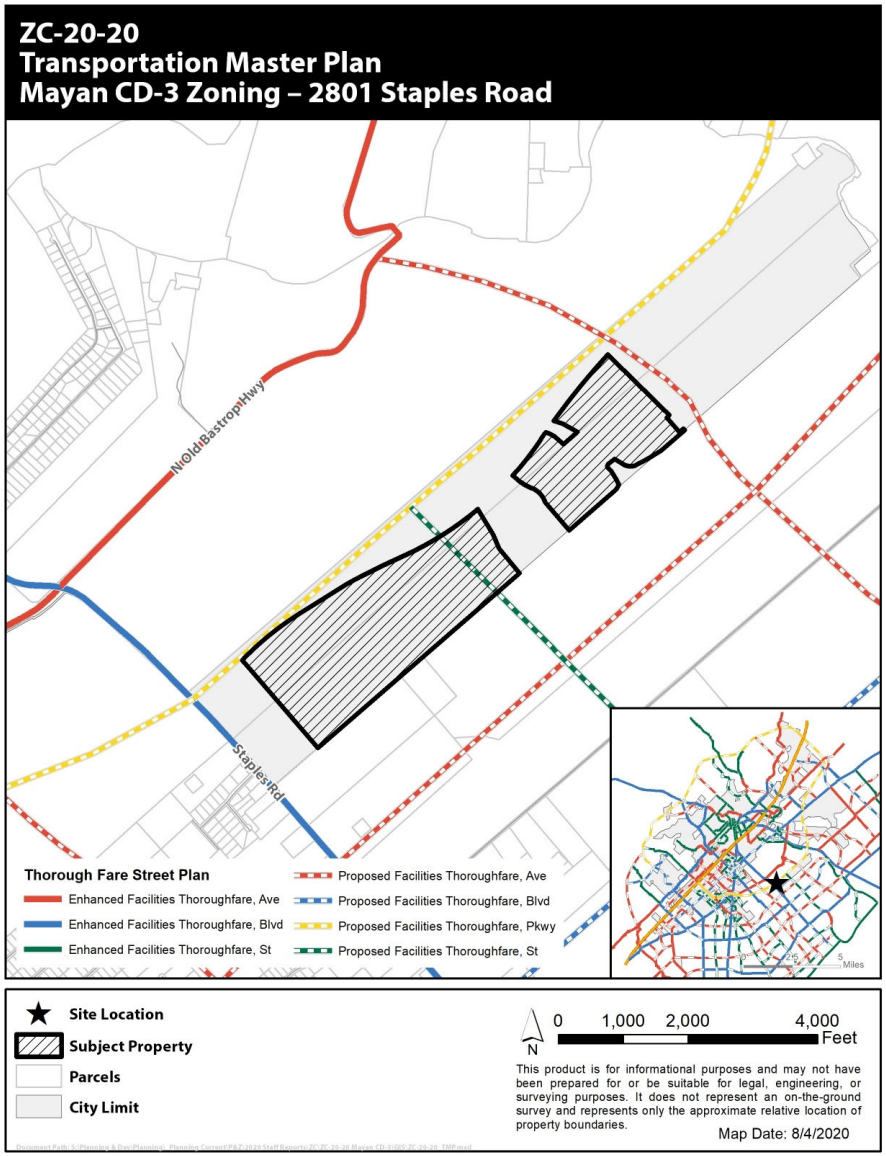
Additional Requirements

- **Street Requirements**
  - Transportation Master Plan
  - Block perimeter requirements (2,800 feet)
  - Bike facility requirements
  - Greenway requirement
  - Sidewalk connections
  - Traffic Impact Analysis (TIA)

- **Subdivision Requirements**
  - Subdivision plat in accordance with lot and block standards

- **Utility Requirements**
  - Extension of water and wastewater facilities in accordance with City standards

- **Parkland Requirements**
  - Parkland Development and Parkland Dedication (based on number of units proposed)

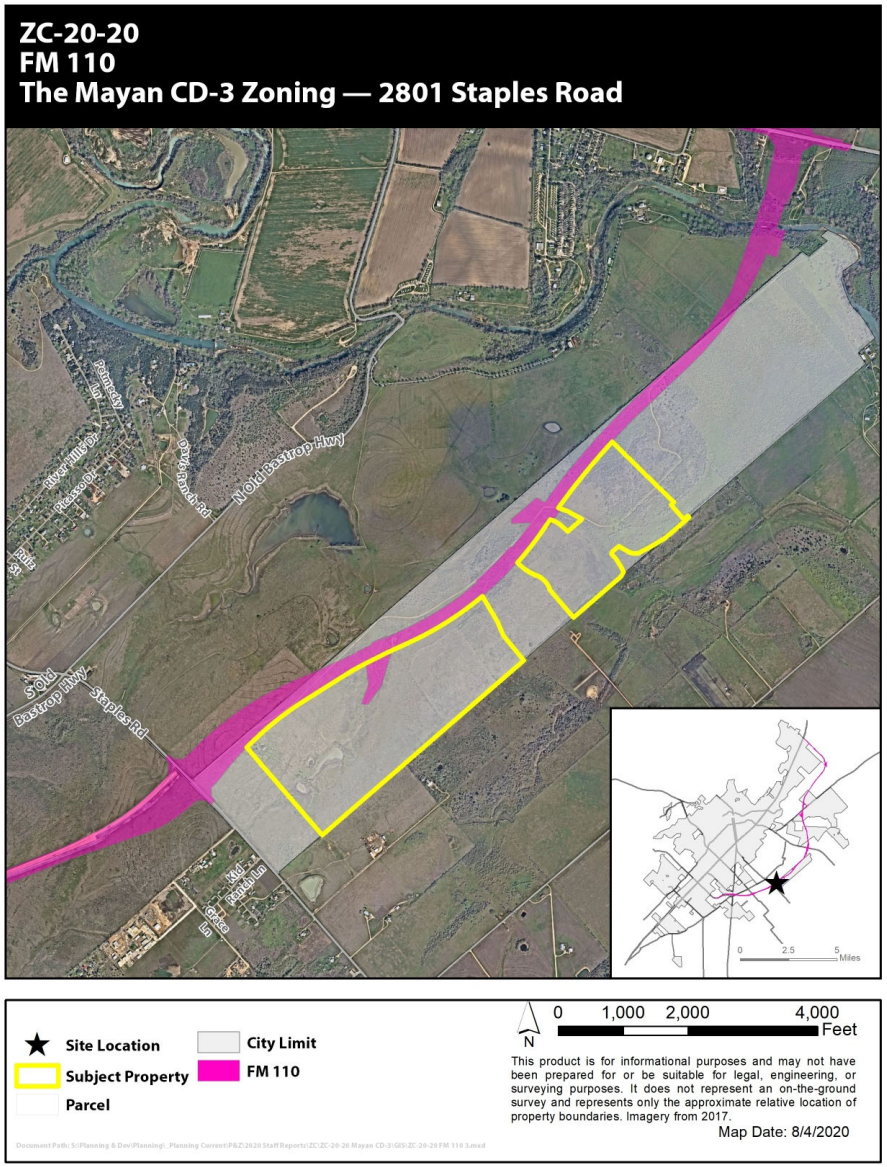


SAN MARCOS

Additional Analysis

- **Preferred Scenario:** The majority of the property is located in a “Low Intensity” designation along an “Employment Corridor” where Character Districts are to be Considered. While the Comprehensive Plan considers one and two family residential appropriate uses and building types in Low Intensity areas it states that development along Employment Corridors should “serve major employment related land uses” and “include some mixture in uses including *limited* residential”.

- **Major Thoroughfares & Intersections** –It is generally best practice to include higher density and intensity uses along major corridors and at major intersections and to transition lower density uses away. The proposed one and two family use does not provide a smooth transition of density from the major thoroughfare.



SAN MARCOS

Commission Recommendation:

At the August 11, 2020 meeting, the Planning and Zoning Commission recommended **approval** of the zoning request with a 9-0 vote.

Staff Recommendation:

Due to the varying factors regarding existing land use configurations and the preferred or planned configuration of the surrounding area, staff is providing a **neutral** recommendation and leaves a decision of approval or denial up to the City Council.

Topic	*Existing Zoning:* **Future Development (FD)**	*Proposed Zoning:* **Character District – 3 (CD-3)**
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The CD-3 District is primarily intended to accommodate one- and two-family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.
Uses	Residential / Agricultural *(See Land Use Matrix)*	Residential *(See Land Use Matrix)*
Parking Location	No location standards	Parking allowed in the Second and Third Layer
Parking Standards	Dependent upon use	2 spaces per dwelling unit
Max Residential Units per acre	0.4 units per acre (max)	10 units per acre (max)
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	15-foot front Setback, 5-foot side setback (interior), 10 foot side setback (corner), 15 foot rear set back.
Impervious Cover (max)	30%	60%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Allows for a minimum lot size of 4,500 square feet
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Residential Street: 5' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	2,800 ft. Block Perimeter max.

Zoning Request	2801 Staples Road
ZC-20-20	

Summary

Request:	Zoning change from "FD" Future Development to "CD-3" Character District-3		
Applicant:	Todd Burek The Mayan at San Marcos River LLC 22711 Fossil Peak San Marcos, TX 78216	**Property Owner:**	Todd Burek The Mayan at San Marcos River LLC 22711 Fossil Peak San Marcos, TX 78216

Notification

Application:	July 14, 2020	**Neighborhood Meeting:**	N/A
Published:	July 26, 2020	**# of Participants**	N/A
Posted:	July 24, 2020	**Personal:**	July 24, 2020
Response:	None as of Staff Report date		

Property Description

Legal Description:	+/- 220.023-acre tract out of the William Burnett Jr. Survey, Abstract No. 56 and the Benjamin & Graves Fulcher Survey, Abstract No. 813, Hays County, Texas, and the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County, Texas.		
Location:	2801 Staples Road		
Acreage:	+/- 220.023	**PDD/DA/Other:**	N/A
Existing Zoning:	"FD" Future Development	**Proposed Zoning:**	CD-3 "Character District-3"
Existing Use:	Vacant / Rural	**Proposed Use:**	Single Family Residential
Preferred Scenario:	Area of Stability-Low Intensity	**Proposed Designation:**	Area of Stability-Low Intensity
CONA Neighborhood:	N/A	**Sector:**	N/A
Utility Capacity:	Developer is responsible for extending utilities.	**Floodplain:**	No
Historic District	N/A		

Surrounding Area

	Zoning	**Existing Land Use**	**Preferred Scenario**
North of Property:	ETJ	San Marcos River/Vacant/Residential	Area of Stability-Open Space/Area of Stability-Low Intensity
South of Property:	ETJ	Vacant/Redwood Community	Area of Stability-Low Intensity

Zoning Request	2801 Staples Road
ZC-20-20	

		(Residential & Commercial Uses)	
East of Property:	ETJ	Vacant/Rural	Area of Stability-Low Intensity
West of Property:	ETJ	Vacant/Rural	Area of Stability-Low Intensity

Staff Recommendation

	Approval as Submitted	***X***	**Approval with Conditions / Alternate**		Denial

Although the proposed zoning change to Character District-3 is to be "Considered" in Low Intensity areas and is compatible with the single-family residential uses envisioned in the Comprehensive Plan for Low Intensity areas, the area immediately adjacent to the future FM 110 thoroughfare is not appropriate for single family lot development. The proposed single-family zoning does not align with the goals and intent for the FM 110 "Employment Corridor" stated in the Comprehensive Plan and block and access standards as well as privacy fence standards in the Development Code discourages this type of development along major thoroughfares such as FM 110.

Due to the varying factors regarding current and future land configurations around the subject property, staff is providing a **neutral** recommendation and leaves a decision of approval, denial, or a recommendation of a lesser zoning district up to the City Council.

Staff: Shavon Caldwell	**Title:** Planner	**Date:** September 1, 2020

Commission Recommendation

X	Approval as Submitted		Approval with Conditions / Alternate		Denial

Planning and Zoning Commission Meeting: August 11th, 2020

Speakers in favor or opposed: David Earl and Tory Hurt spoke in favor of the request.

Recommendation from the Planning and Zoning Commission meeting held August 11, 2020:
Recommendation for **approval** 9-0

Zoning Request	2801 Staples Road
ZC-20-20	

History

The subject property is within City limits and was annexed in 2008. The property is currently vacant and is surrounded almost exclusively by vacant, rural/agricultural land as well as the San Marcos River along the northernmost extent of the subject tract and some existing residential and commercial uses in the Redwood community along the southernmost extent of the subject tract. In addition, FM 110 is proposed to be located adjacent to the subject property and right-of-way has already been dedicated in order to provide for the future construction of FM 110.

The purpose of this zoning change to "Character District-3" is to allow for the development of approximately 220 acres of single-family residential uses along the future FM 110 corridor.

The City of San Marcos will provide wastewater services at the site and as the property is within the Crystal Clear CCN, Crystal Clear Special Utility District will provide water service. The developer will be responsible for extending water and wastewater facilities through the site as needed. Bluebonnet Electric Cooperative will provide electric service to this development.

Additional Analysis

Analysis of the proposed zoning request includes deliberation of existing surrounding land uses, proposed transportation networks, and the goals and policies of the Comprehensive Plan. A few major points for consideration in the analysis are as follows:

- The subject property is located along the proposed FM 110 which is designated as an "Employment Corridor" on the Preferred Scenario Map. According to the Comprehensive Plan, development along this corridor should "serve major employment related land uses" and include "some mixture in uses including **limited** residential".
- It is best practice to include higher density and intensity uses at major intersections and along major corridors and transition lower density uses away from these intersections and corridors. The proposed location for single family development directly adjacent to FM 110 does not create a smooth transition of density from this major thoroughfare.
- San Marcos Development Code discourages single family lot development along major thoroughfares through required block standards, stub street connections, maximum fence heights, and minimum fence transparency requirements.

- Hays County provides the following overview of the FM 110 project:

  This project continues the loop east of San Marcos and involves initially constructing two travel lanes (one in each direction) with 10-foot shoulders where no road currently exists for the approximately 11.3-mile corridor and includes an interchange at SH 21 and a railroad overpass at the Union Pacific Railroad tracks. As traffic increases over time, two additional travel lanes and additional interchanges would be constructed. Initial construction costs will be funded through Transportation Reinvestment Zones (TRZs) created by Hays County and the City of San Marcos to capture a portion of the increased value of development occurring along the alignment. Caldwell County will also contribute to the project cost. The County is funding and conducting project development simultaneously for the initial stage of all three

sections. TxDOT will let and manage construction of the project. Water line relocations will be in construction contracts.

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

Comments from Other Departments

Police	No issues with the proposed development.
Fire	This development is outside the City's existing fire station network's coverage area and a fire station location would ensure optimal coverage and response times. Portions of the development fall outside a 5-road mile distance (based on current road network) from an existing station which results in an ISO PPC (ISO Public Protection Program) rating of 10+. This rating indicates that the area's fire suppression doesn't meet the program's minimum criteria.
Public Services	No issues with the proposed development.
Engineering	No Comment

Zoning Request	2801 Staples Road
ZC-20-20	

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		X	**Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map** *The subject property is located within an "Area of Stability-Low Intensity" designation on the Preferred Scenario Map. Per the Comprehensive Plan, "Character Districts" such as Character District-3 zoning are "Considered" within Low Intensity designations.* *Vision San Marcos Comprehensive Plan states that "Areas of Stability-Low Intensity" will generally maintain their existing character and that "being located in an area of stability does not mean that these areas should or will not change. It means that any changes whether new developments, zoning requests, or public improvements should be carefully planned and implemented so that the character of the area remains." Although the proposed zoning does not ensure "that the character of the area remains" as the existing character is rural/agricultural, the Comprehensive Plan envisions single family as an acceptable use and building types in Low Intensity Areas.* *However, the Preferred Scenario Map also identifies FM 110 as an Employment Corridor. Employment Corridors are primarily intended to "serve major employment related land uses. Some mixture in uses including **limited** residential and supportive pedestrian and bicycle facilities should be incorporated." The single-family residential nature of CD-3 zoning does not implement this objective and policy stated in the Comprehensive Plan.*
		N/A	**Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area** *Studies were not complete at time of request.*
		X	**Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect** *A development agreement is not in effect.*

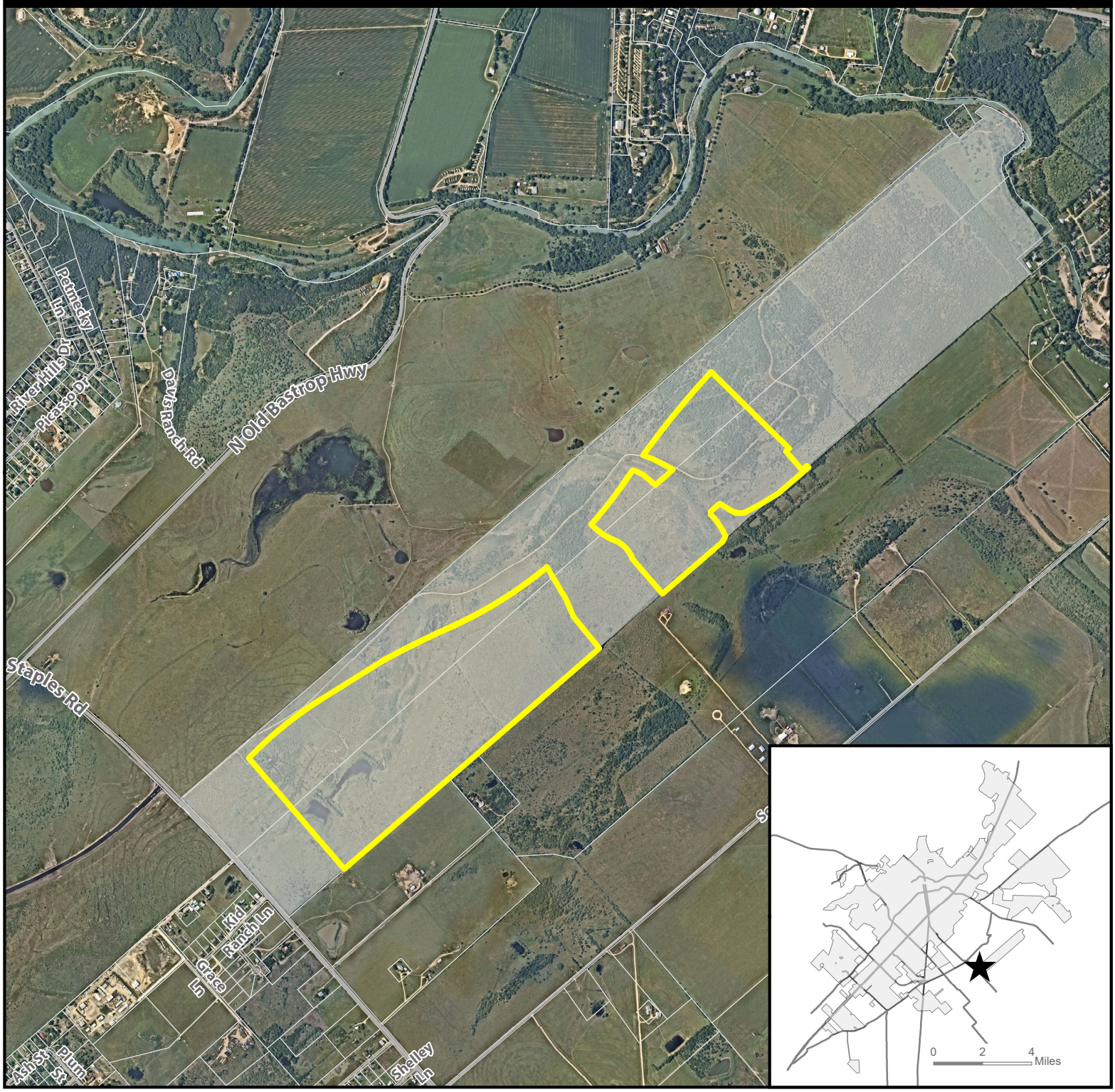
Zoning Request	2801 Staples Road
ZC-20-20	

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		X	**Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified** *Character District-3 zoning allows primarily for attached and detached single family residential. The standards associated with this zoning district are appropriate for the general area to be reclassified but may not be appropriate for the area immediately adjacent to the future FM 110 thoroughfare.* *The FM 110 thoroughfare involves initially constructing two travel lanes but as traffic increases over time is planned to add two additional lanes. Block standards, stub street requirements, and fence and wall transparency and height standards in the San Marcos Development Code discourages single family lot development along major thoroughfares.*
		X	**Whether the proposed zoning will reinforce the existing or planned character of the area** *Approval of this zoning change will not reinforce the existing character of the area which is primarily rural/agricultural and open space. However, the planned FM 110 will alter the existing character of the surrounding area as it will be a major eastern transportation loop.*
		X	**Whether the site is appropriate for the development allowed in the proposed district** *The property is vacant, will have easy access to the future FM 110, and will be required to construct roadways and utility infrastructure consistent with the Character District-3 zoning district. The portion of the property directly adjacent to the future FM 110 is not appropriate for single family residential development.*
X			**Whether there are substantial reasons why the property cannot be used according to the existing zoning** *The property is currently zoned Future Development (FD). The FD zoning district is intended to serve as a temporary zoning district for recently annexed properties that shall be developed in the future but are not yet ready to be zoned for a particular use.*

Zoning Request	2801 Staples Road
ZC-20-20	

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
X			**Whether there is a need for the proposed use at the proposed location** *The proposed rezoning would allow for single family attached and detached uses. The subject property's location in proximity of the future FM 110 thoroughfare would allow for such uses to be developed in accordance with city standards and with access to a major transportation thoroughfare.*
X			**Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development** *The property is not located within the City's water service area and will be served by Crystal Clear Special Utility District. The property is not located within the City's wastewater service area and will be required to extend City wastewater lines to the property. This development is outside the City's existing fire station network's coverage area and a fire station location would ensure optimal coverage and response times.*
X			**Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property** *The surrounding property is primarily vacant agricultural/rural. There are no anticipated adverse impacts.*
		N/A	**For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5** *This request is not for a Neighborhood Density District.*
X			**The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management** *The subject property is located within a low to moderately constrained area according to the Land Use Suitability Map. A very small portion of the subject property is located within the 100-year floodplain.*
X			**Any other factors which shall substantially affect the public health, safety, morals, or general welfare** *None noted.*

ZC-20-20
Aerial View
Mayan CD-3 Zoning – 2801 Staples Road



★ **Site Location**

Subject Property

Parcel

City Limit

N

0 1,000 2,000 4,000 Feet

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

Map Date: 7/28/2020

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ZC-20-17, ZC-20-18, ZC-20-19, ZC-20-20
Requested Zoning
Mayan LI, CD-3, CD-4, CD-5 Zoning – 2801 Staples Road

★ Site Location

Parcel

City Limit

Requested Zoning

- CD-3
- CD-4
- CD-5
- LI

N

0 1,000 2,000 4,000 Feet

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Map Date: 7/30/2020

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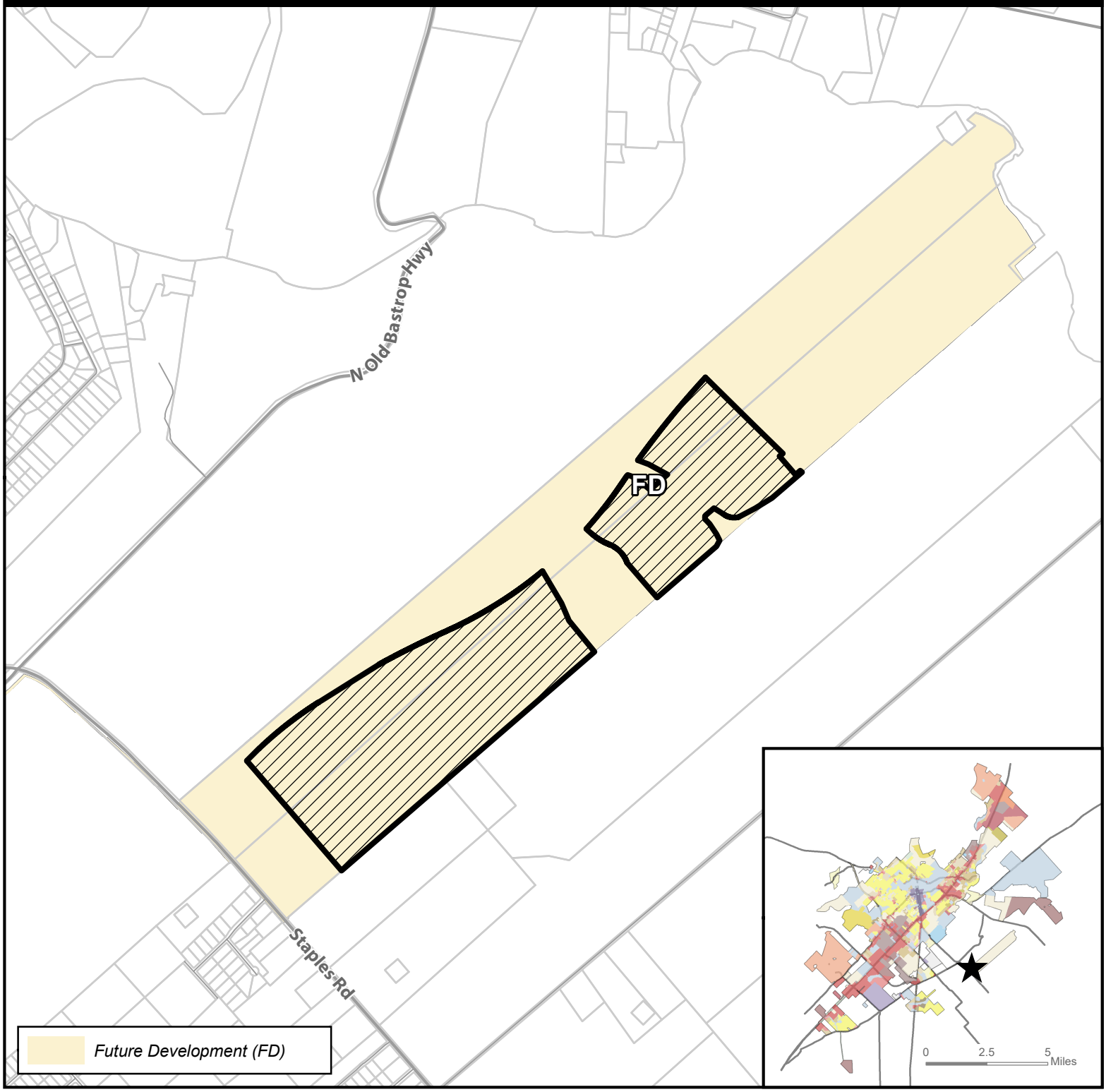
ZC-20-20
Existing Zoning
Mayan CD-3 Zoning – 2801 Staples Road



★ **Site Location**

Subject Property

Parcels

City Limit

N

0 1,000 2,000 4,000 Feet

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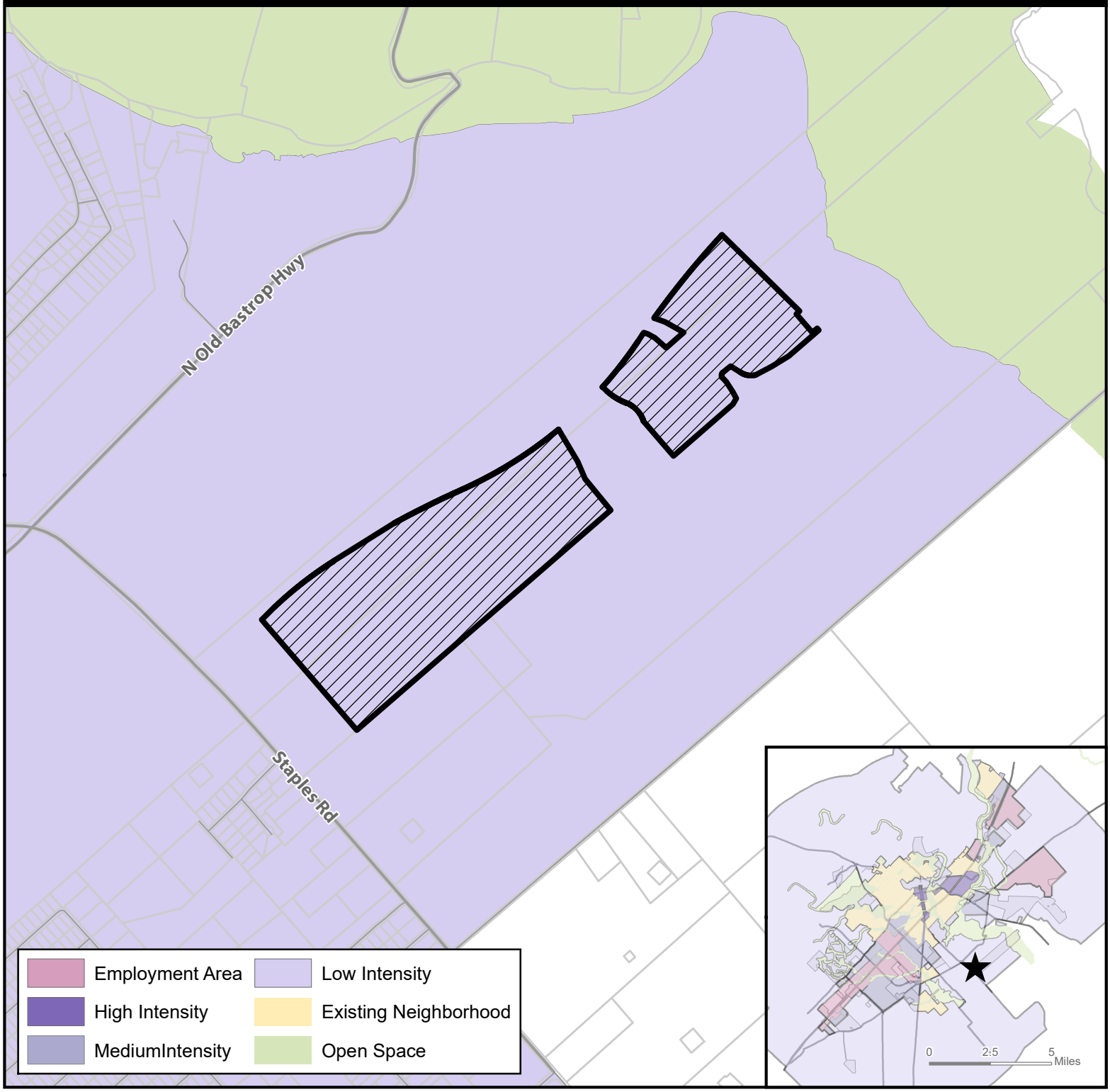
ZC-20-20
Preferred Scenario
Mayan CD-3 Zoning – 2801 Staples Road



Site Location

Subject Property

Parcels

City Limit

N

0 1,000 2,000 4,000 Feet

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Map Date: 7/28/2020

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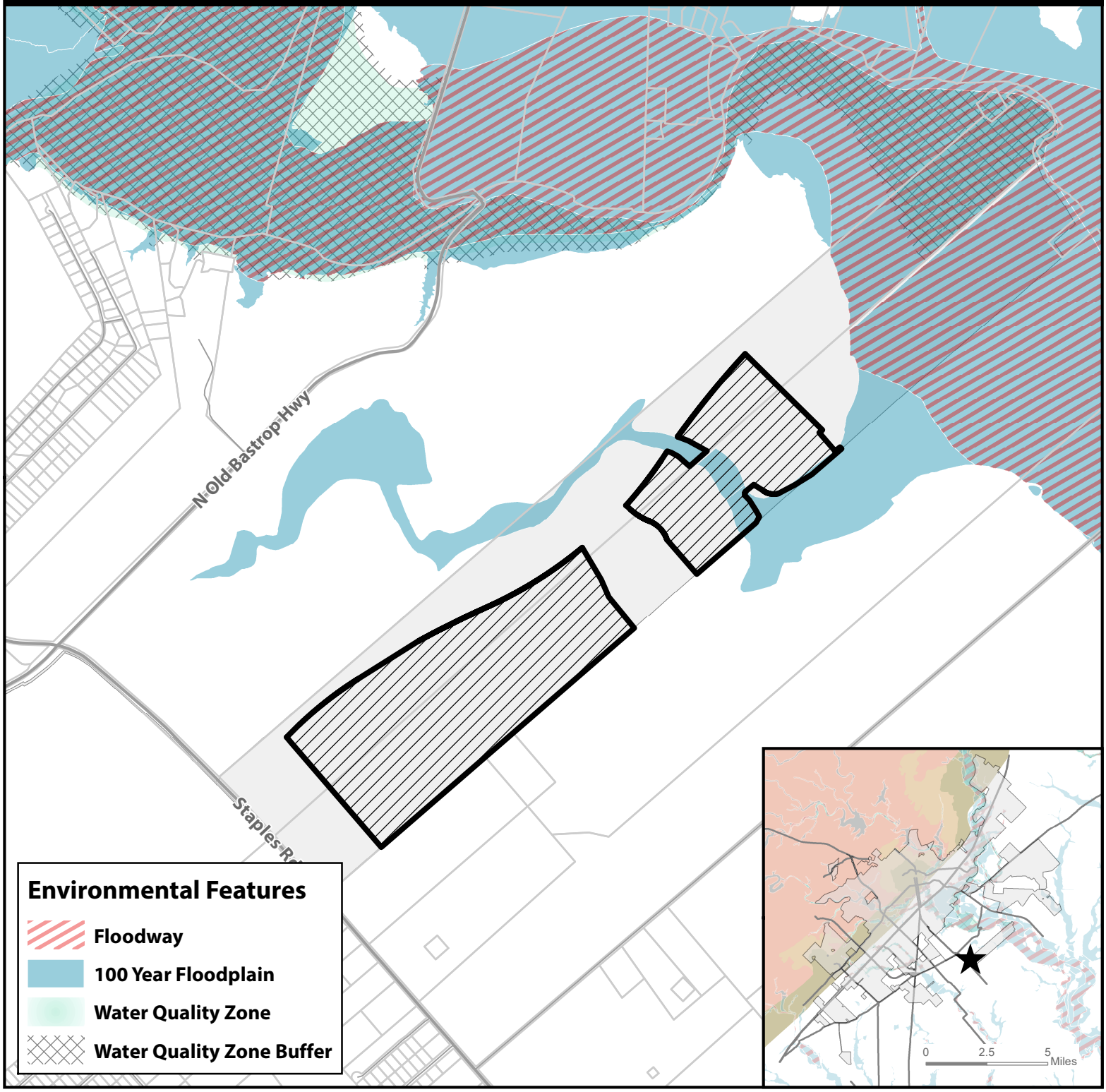
ZC-20-20
Environmental Features
Mayan CD-3 Zoning – 2801 Staples Road



Site Location

Subject Property

Parcels

City Limit

N

0 1,000 2,000 4,000 Feet

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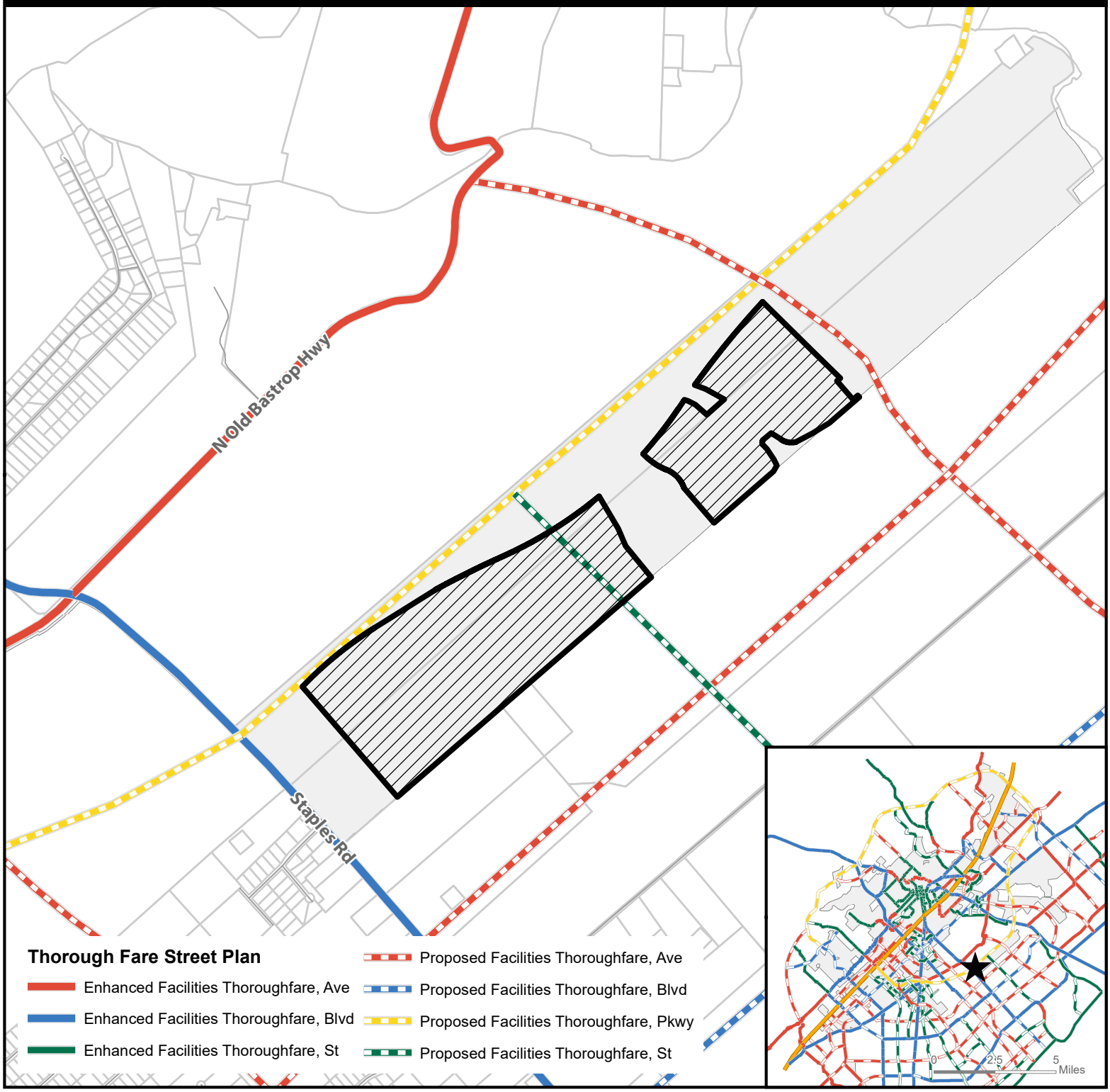
ZC-20-20
Transportation Master Plan
Mayan CD-3 Zoning – 2801 Staples Road



Site Location

Subject Property

Parcels

City Limit

N

0 1,000 2,000 4,000 Feet

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Map Date: 7/28/2020

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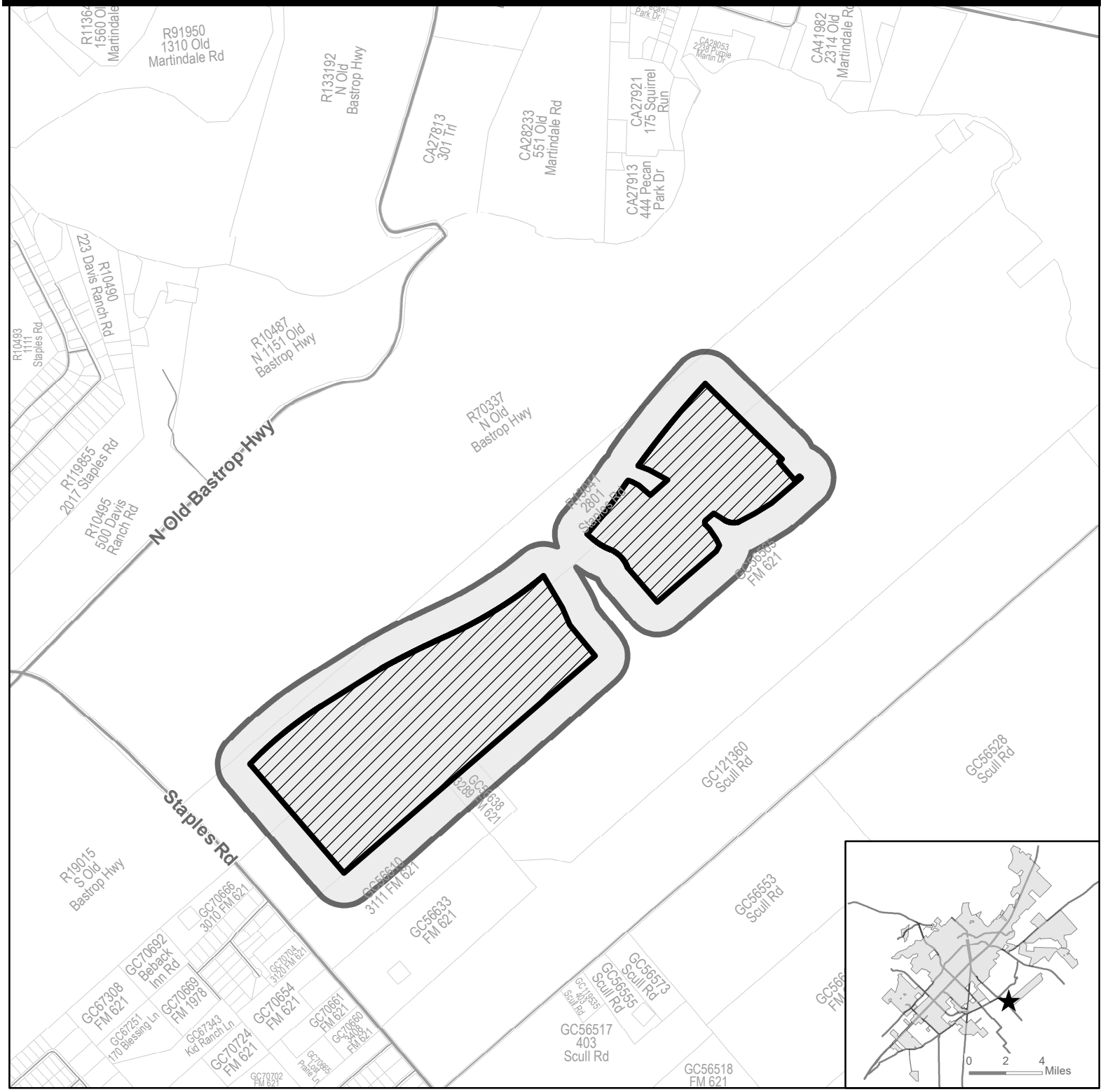
ZC-20-20
400' Notification Buffer
Mayan CD-3 Zoning – 2801 Staples Road



★ **Site Location**

Subject Property

400' Buffer

Parcel

City Limit

N

0 1,000 2,000 4,000 Feet

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Map Date: 7/28/2020

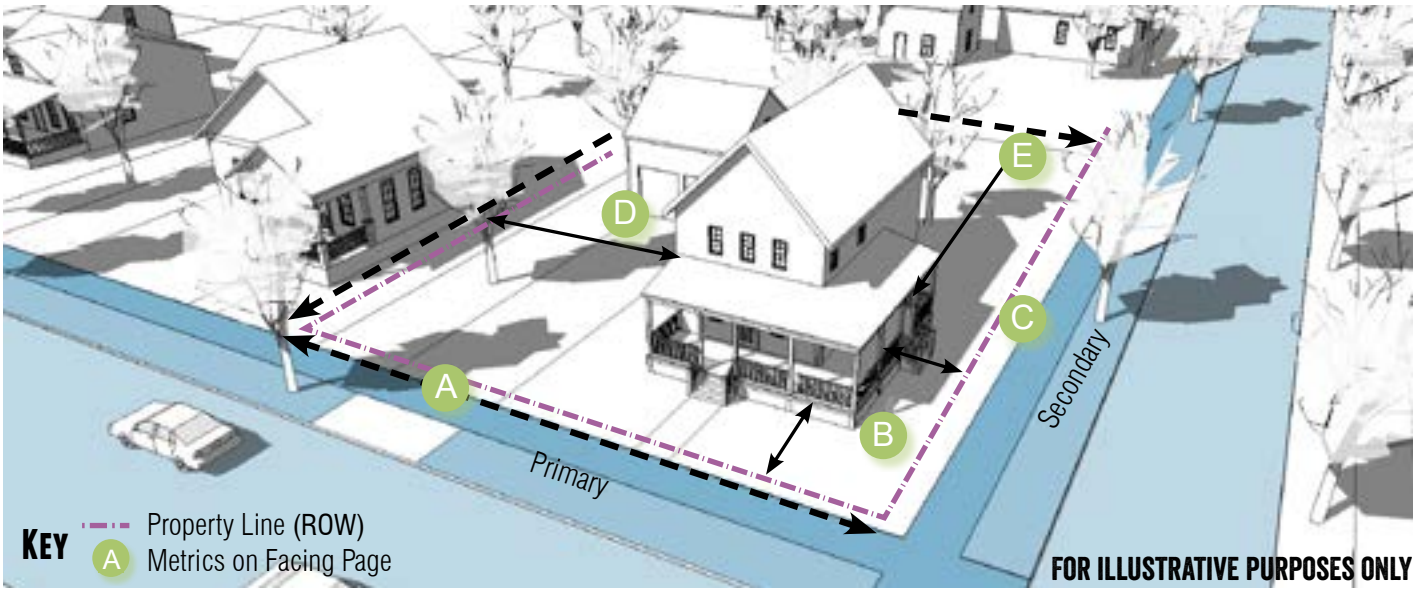
Document Path: S:\Planning & Dev\Planning_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-20 Mayan CD-3\GIS\ZC-20-20_Notification Map.mxd

ZC-20-20 Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip
Property Owner	3289 FM 621	San Marcos	TX	78666
Property Owner	2801 Staples RD	San Marcos	TX	78666
Property Owner	3111 FM 621	San Marcos	TX	78666

CD-3

SECTION 4.4.3.3 CHARACTER DISTRICT - 3



General Description

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

Density

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

Transportation

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

Building Types Allowed

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

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

Lot			
Building Type	**Lot Area**	**Lot Width**	A
House	5,000 sq. ft. min.	50 ft. min.	
Cottage	4,000 sq. ft. min.	40 ft. min.	
Cottage Court	1,200 sq. ft. min.	20 ft. min.	
Duplex	4,000 sq. ft. min.	40 ft. min.	
Zero Lot Line House	3,500 sq. ft. min.	30 ft. min.	
Civic Building	5,000 sq. ft. min.	50 ft. min.	
All lots 45 feet or less in width shall take vehicular access from a rear alley except Cottage Courts.			

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

Setbacks - Accessory Structure	
Primary Street	15 ft. min.
Secondary Street	10 ft. min.
Side	5 ft. min.
Rear	3 ft. min.

Parking Location		
Layer (Section 4.3.3.1)	**Surface**	**Garage**
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed	Section 7.1.4.1
Third Layer	Allowed	Section 7.1.4.1

Future Development vs. Character District-3

Section 4.2.1.2 Building Types Allowed by District

Building types are allowed by district as set forth below.

TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT

		FD CD2 SF-R	SF-6 SF 4.5	ND3	ND3.5	ND4	N-MS	CD3	CD4	CD5	CD5D	HC LI HI	EC
	ACCESSORY DWELLING UNIT	■	■	■	■	■	■	■	■	■	■	--	--
	HOUSE	■	■	■	■	■	--	■	■	--	--	--	--
	COTTAGE	--	■	■	■	■	--	■	■	--	--	--	--
	COTTAGE COURT	--	--	--	■	--	--	■	--	--	--	--	--
	DUPLEX	--	--	--	■	--	--	■	■	--	--	--	--
	ZERO LOT LINE HOUSE	--	--	■	■	--	--	■	--	--	--	--	--
	TOWNHOUSE	--	--	--	■	■	■	--	■	■	■	--	--
	SMALL MULTI-FAMILY	--	--	--	■	■	■	--	--	--	--	--	--
	COURTYARD HOUSING	--	--	--	--	■	--	--	■	--	--	--	--

TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT

		FD CD2 SF-R	SF-6 SF 4.5	ND3	ND3.5	ND4	N-MS	CD3	CD4	CD5	CD5D	HC LI HI	EC
	APARTMENT	--	--	--	--	--	--	--	■	■	■	--	--
	LIVE/ WORK	--	--	--	--	--	■	--	■	■	■	--	■
	NEIGHBORHOOD SHOPFRONT	--	--	--	--	■	■	--	■	--	--	--	--
	MIXED USE SHOPFRONT	--	--	--	--	--	■	--	--	■	■	--	■
	GENERAL COMMERCIAL	--	--	--	--	--	--	--	--	--	--	■	■
	CIVIC	■	■	■	■	■	■	■	■	■	■	■	■

LEGEND ■ =Allowed -- =Not Allowed

Future Development vs. Character District-3

Section 5.1.1.2 Land Use Matrix

Table 5.1 Land Use Matrix

Types of Land Uses	Conventional Residential				Neighborhood Density Districts				Character Districts						Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Agricultural Uses																				
Barns or agricultural buildings	P	L	--	--	--	--	--	--	P	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.1
Stables	P	L	--	--	--	--	--	--	--	P	L	--	--	--	P	--	--	--	--	Section 5.1.2.2
Community Garden	P	P	L	L	L	L	L	--	P	P	L	L	L	L	P	P	P	P	P	Section 5.1.2.3
Urban Farm	P	C	C	C	C	L	L	C	P	P	L	L	C	C	P	P	--	P	C	Section 5.1.2.4
Plant Nursery	L	--	--	--	--	--	--	P	--	L	--	--	P	P	P	P	P	--	P	Section 5.1.2.5
Accessory Uses and Structures																				
Accessory Building/Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.1
Accessory Dwelling Unit	L	L	L	L	L	L	P	P	--	P	L	P	P	P	--	--	--	--	--	Section 5.1.3.1
Accessory Use, except as listed below:	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.2
Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	L	P	--	L	Section 5.1.3.2
Outdoor Display	--	--	--	--	--	--	--	L	--	--	--	--	L	L	P	--	--	--	L	Section 5.1.3.2
Food Truck	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.3.1
Drive-thru or Drive-in	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.3.2
Home Occupation	L	L	L	L	L	L	L	--	--	L	L	L	--	--	--	--	--	--	--	Section 5.1.3.4
Family Home Care	P	P	P	P	P	P	P	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.3.5
Short Term Rental	L	L	L	L	L	L	L	P	--	L	L	P	P	P	--	--	--	L	P	Section 5.1.3.6
Residential Uses																				
Single Family Detached	P	L	L	L	L	L	L	--	--	P	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Cottage Court	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Two Family	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Single Family Attached	--	--	--	--	L	L	L	L	--	--	P	P	P	P	--	--	--	--	--	Section 5.1.4.1
Small Multi-Family (up to 9 units)	--	--	--	--	--	L	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Courtyard Housing (up to 24 units)	--	--	--	--	--	--	L	L	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Multi-family (10 or more units)	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Purpose Built Student Housing	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	Section 5.1.4.1
Manufactured Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1
Mobile Home Community	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1

Table 5.1 Land Use Matrix

Types of Land Uses	Conventional Residential				Neighborhood Density Districts				Character Districts						Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Community Home	L	L	L	L	L	L	P	P	--	P	P	P	P	P	--	--	--	L	--	Section 5.1.4.12
Fraternity or Sorority Building	--	--	--	--	--	--	C	C	--	--	--	C	P	P	--	--	--	--	--	Section 5.1.4.12
Commercial Uses																				
Professional Office	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	--	--	P	Section 5.1.5.1
Medical, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.2
Urgent care, emergency clinic, or hospital	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	--	--	P	Section 5.1.5.2
Nursing/ retirement home	--	--	--	--	--	--	P	P	--	--	--	P	P	P	P	--	--	--	P	Section 5.1.5.2
Personal Services, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (indoor)	C	--	--	--	--	--	--	P	--	--	--	--	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (outdoor)	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.3
Funeral Home	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.3
Adult Oriented Businesses	See Section 18 Article 6 of the City Code																			
All Retail Sales, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.4
Gasoline Sales	--	--	--	--	--	--	--	L	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Truck stop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	L	Section 5.1.5.4
Tattoo, body piercing	--	--	--	--	--	--	C	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Building material sales	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	P	P	--	P	Section 5.1.5.4
Vehicle Sales/ Rental	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Pawnshop	--	--	--	--	--	--	--	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Restaurant/ Bar, as listed below:																				
Eating Establishment	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.5
Bar	--	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	--	C	Section 5.1.5.5
Mobile Food Court	--	--	--	--	--	--	--	C	--	--	--	--	P	P	--	--	--	--	--	Section 5.1.5.5
Sale of Alcohol for on premise consumption	--	--	--	--	--	--	C	C	--	--	--	C	C	C	C	--	--	--	C	Section 5.1.5.5
Overnight Lodging, as listed below:																				Section 5.1.5.6
Bed and Breakfast (up to 8 rooms)	L	C	C	C	C	L	L	P	--	P	C	P	P	P	--	--	--	--	P	Section 5.1.5.6
Boutique Hotel (9 - 30 rooms)	--	--	--	--	--	--	C	P	--	--	--	P	P	P	--	--	--	--	P	Section 5.1.5.6

Table 5.1 Land Use Matrix

Types of Land Uses	Conventional Residential				Neighborhood Density Districts				Character Districts						Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-MS	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	P	--	--	--	--	P	P	--	--	--	--	P	Section 5.1.5.6
Outdoor Recreation, except as listed below:	--	--	--	--	--	--	--	C	--	--	--	--	P	C	P	--	--	--	P	Section 5.1.5.7
Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--	C	C	Section 5.1.5.7
Traveler Trailers/ RVs Short Term stays	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Section 5.1.5.7
Shooting Range	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.7
Indoor Recreation, except as listed below:	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.5.8
Gym/ Health club	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	P	--	P	Section 5.1.5.8
Smoking Lounge	--	--	--	--	--	--	--	C	--	--	--	--	P	C	--	--	--	--	P	Section 5.1.5.8
Charitable Gaming Facility	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C	--	--	--	C	Section 5.1.5.8
Public & Institutional																				
Civic, except as listed below:	P	L	L	L	L	L	P	P	L	L	L	P	P	P	P	P	P	P	P	Section 5.1.6.1
Day Care Center	C	--	--	--	C	C	L	P	--	C	C	L	P	P	P	--	--	--	P	Section 5.1.6.1
Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.2
Minor Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.3
Major Utilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	Section 5.1.6.3
Antenna	See Section 5.1.6.3D																			
Industrial																				
Light Industrial	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	P	--	C	Section 5.1.7.1
Light Manufacturing	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.7.2
Vehicle Service, as listed below:																				Section 5.1.7.3
Car Wash	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (minor)	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (major)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	C	Section 5.1.7.3
Warehouse & Distribution	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	P	Section 5.1.7.4
Waste-Related service	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	--	Section 5.1.7.5
Wholesale trade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	Section 5.1.7.6
Self Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.7
Research and Development	--	--	--	--	--	--	--	--	--	--	--	--	C	C	P	P	P	--	C	Section 5.1.7.8
Wrecking/Junk Yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	Section 5.1.7.9

Zoning District Comparison Chart

Topic	*Existing Zoning:* **Future Development (FD)**	*Proposed Zoning:* **Character District – 3 (CD-3)**
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The CD-3 District is primarily intended to accommodate one- and two-family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.
Uses	Residential / Agricultural *(See Land Use Matrix)*	Residential *(See Land Use Matrix)*
Parking Location	No location standards	Parking allowed in the Second and Third Layer
Parking Standards	Dependent upon use	2 spaces per dwelling unit
Max Residential Units per acre	0.4 units per acre (max)	10 units per acre (max)
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	15-foot front Setback, 5-foot side setback (interior), 10 foot side setback (corner), 15 foot rear set back.
Impervious Cover (max)	30%	60%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Allows for a minimum lot size of 4,500 square feet
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Residential Street: 5' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	2,800 ft. Block Perimeter max.

ZC-20-20 (The Mayan-Character District-3 Zoning) Zoning Change Review **(By Comp Plan Element)**

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

	YES	NO (map amendment required)
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?	**X – Character Districts are "Considered" in Low Intensity Zones on the Preferred Scenario Map.**	

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

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

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint		**55%**	**29%**	**9%**	**7%**
Constraint by Class					
Cultural	**77%**			**23%**	
Edwards Aquifer	**100%**				
Endangered Species	**100%**				
Floodplains	**96%**			**4%**	
Geological	**100%**				
Slope	**100%**				
Soils	**46%**	**42%**		**12%**	
Vegetation	**100%**				
Watersheds		**14%**	**86%**		
Water Quality Zone	**78%**			**11%**	**11%**

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	**Lower San Marcos River Watershed**				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for Watershed	**X**				

Notes: **The 2013 Comprehensive Plan predicted a 16% increase of impervious cover under the Preferred Scenario of development compared to a 91% increase under the trend scenario. The Plan predicted that the amount of urban land (meaning in City limits and not agriculture or undeveloped) in this watershed would increase from 7% to 9% under the Preferred Scenario of Development as compared to an increase to 14% under the trend scenario. The trend scenario envisioned lower density, single family development South of the San Marcos River while the preferred scenario envisioned medium density development concentrated along the Highway 80 and Highway 21 intersection.** **According to the model, this watershed has a high amount of bacteria loadings based on the amount of cattle per acre and recommends various landscape management methods such as native grasses and shrubs to provide vegetative filter strips and reduce the rate of erosion.**

NEIGHBORHOODS – Where is the property located

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

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

				YES	NO
Will Parks and / or Open Space be Provided? **Parkland dedication and parkland development is required at the time of plat and is based on the number of units proposed. Fee in lieu of dedication and development may be accepted if requested by the subdivider and approved by the Responsible Official and/or the Parks Board.**				**X**	
Will Trails and / or Green Space Connections be Provided? **The Transportation Master Plan requires a greenway along the future FM-110 extension and Staples Road.**				**X**	
Maintenance / Repair Density	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	**X**				
Water Infrastructure	**X**				
Public Facility Availability				YES	NO
Parks / Open Space within ¼ mile (walking distance)? **The nearest park is the El Camino Real Park which is located approximately 2 miles from the closest property in the proposed development.**					**X**
Wastewater service available? **The developer will be required to extend wastewater service to the development. Wastewater lines will be required throughout the development to service the property.**					**X**
Water service available? **The property is located in Crystal Clear CCN. The developer will be required to extend water service to the development as needed. Water lines will be also required throughout the development to service the property.**				**X**	

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

		A	B	C	D	F
Existing Daily LOS	**Staples Road**	**X**				

Existing Peak LOS	**Staples Road**	**X**				
Preferred Scenario Daily LOS	**Staples Road** **FM-110**			**X**		 **X**
Preferred Scenario Peak LOS	**Staples Road** **FM-110**	**X**				 **X**
Note: The property will be required to meet the Transportation Master Plan and construct required streets per the Block Standards in the Development Code.						
			N/A	Good	Fair	Poor
Sidewalk Availability (Required to build.)			**X**			
Sidewalks will be required to be constructed at the time of development.						
			YES		NO	
Adjacent to existing bicycle lane? **The development will be responsible for constructing required bike infrastructure within new proposed streets.**					**X**	
Adjacent to existing public transportation route?					**X**	

PLANNING AND DEVELOPMENT SERVICES

7/24/2020 **ZC-20-20**

Notice of Public Hearing
Zoning Change Request
"FD" Future Development to "CD-3" Character District-3
2801 Staples Road

Hold a public hearing and consider a request by Todd Burek, on behalf of The Mayan at San Marcos River LLC, for a zoning change from "FD" Future Development to "CD-3" Character District-3, or such other less intense zoning district classification as the City Council may approve, for approximately 220.023 acres, more or less, out of the William Burnett Jr. Survey, Abstract No. 56 and the Benjamin & Graves Fulcher Survey, Abstract No. 813, Hays County, Texas, and the Benjamin & Graves Fulcher Survey, Abstract No. 21, Guadalupe County, Texas, generally located at 2801 Staples Road.

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

- A public hearing will be conducted by the Planning and Zoning Commission via virtual meeting on **Tuesday, August 11, 2020** at **6:00 p.m.** You may join and participate in the public hearing using the following link: http://sanmarcostx.gov/541/PZ-Video-Archives

- A public hearing will be held at the City Council Meeting on **Tuesday, September 1, 2020** at **6:00 p.m.** in the Council Chambers in City Hall, 630 East Hopkins. If current orders related to COVID-19 are extended, virtual meeting information will be provided at the following website: https://sanmarcostx.gov/421/City-Council-Videos-Archives

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

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

For more information regarding this request, contact the case manager, **Shavon Caldwell,** at **512.805.2649**. When calling, please refer to case number **ZC-20-20.**

As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City's website at: www.sanmarcostx.gov to see if other means of participating in the public hearing become available.

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

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

Updated: October, 2019

CONTACT INFORMATION

Character District 3 Residential

Applicant's Name	Todd Burek	Property Owner	Todd Burek
Company	Mayans at San Marcos River, LLC.	Company	Mayans at San Marcos River, LLC.
Applicant's Mailing Address	22711 Fossil Peak San Marcos, TX 78216	Owner's Mailing Address	22711 Fossil Peak San Marcos, TX 78216
Applicant's Phone #	210-313-3453	Owner's Phone #	210-313-3453
Applicant's Email	todd.burek@gmail.com	Owner's Email	todd.burek@gmail.com

PROPERTY INFORMATION

Subject Property Address(es): FM 621 San Marcos, TX 78666

Legal Description: **Lot** _____ **Block** _____ **Subdivision** _____

Total Acreage: 220.35 **Tax ID #: R** 25912, R92442, R16386, R151618, R151617, R55712

Preferred Scenario Designation: _____ **Existing Zoning:** Future development

Existing Land Use(s): Agriculture

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Character District 3 CD-3

Proposed Land Uses / Reason for Change: Multi use to include residential, commercial and Multifamily.

Rezone from FD to Character District 3 (CD-3) to allow multi-use residential, multifamily and commercial use.

AUTHORIZATION

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

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

**Existing Neighborhood Regulating Plan Included.*

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Todd Burek (owner name) on behalf of Mayan at San Marcos River, LLC. (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at 22711 Fossil Peak San Marcos, TX 78216 (address).

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

Signature of Owner: _____ Date: _____

Printed Name, Title: _____

Signature of Agent: _____ Date: _____

Printed Name, Title: _____

Form Updated October, 2019

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

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

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***

- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be $91 plus a $13 technology fee.***

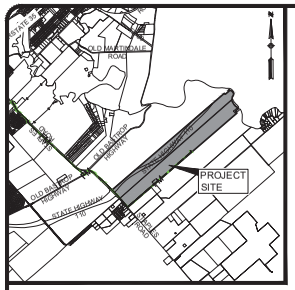
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be $91 plus a $13 technology fee.***

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

Signature: Todd Burek Date: 06/29/2020

Print Name: Todd Burek

Form Updated October, 2019



LOCATION MAP
N.T.S.

CURRENT ZONING

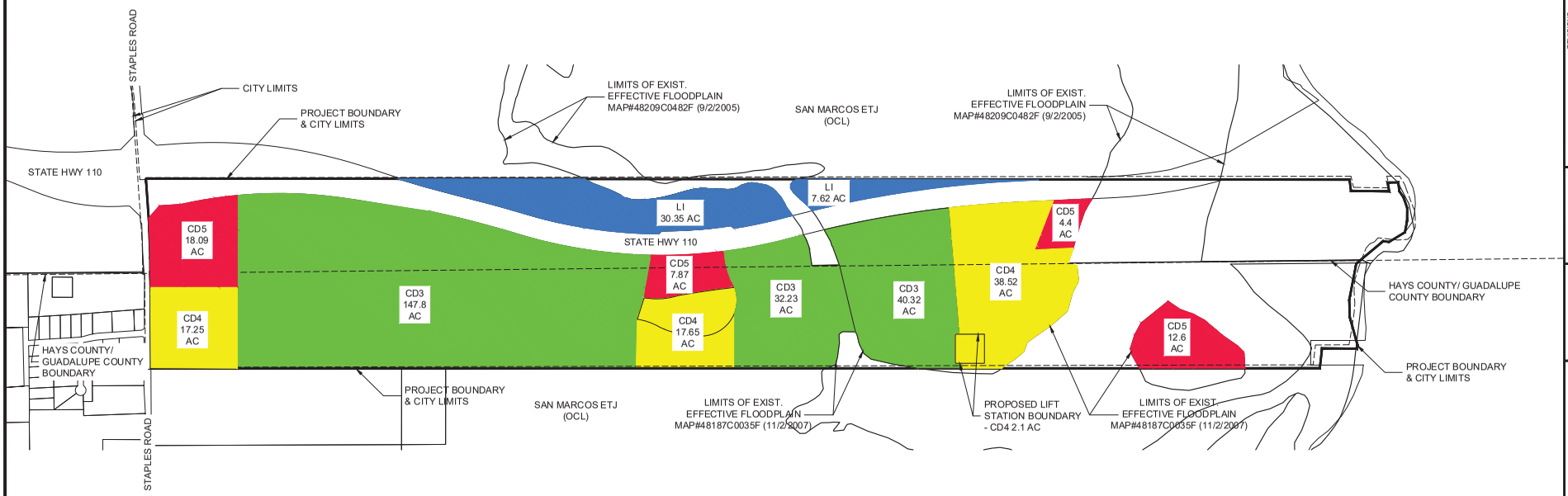
FUTURE DEVELOPMENT (FD)

PROPOSED ZONING

- CHARACTER DISTRICT 3 - RESIDENTIAL (CD3)
- CHARACTER DISTRICT 4 - MULTIFAMILY (CD4)
- CHARACTER DISTRICT 5 - COMMERCIAL (CD5)
- LIGHT INDUSTRIAL (LI)

500 250 0 500 1000

SCALE IN FEET
SCALE: 1"=500'



THE MAYAN

ZONING DEDICATION EXHIBIT

REVISIONS

NO.	DESCRIPTION	BY	DATE

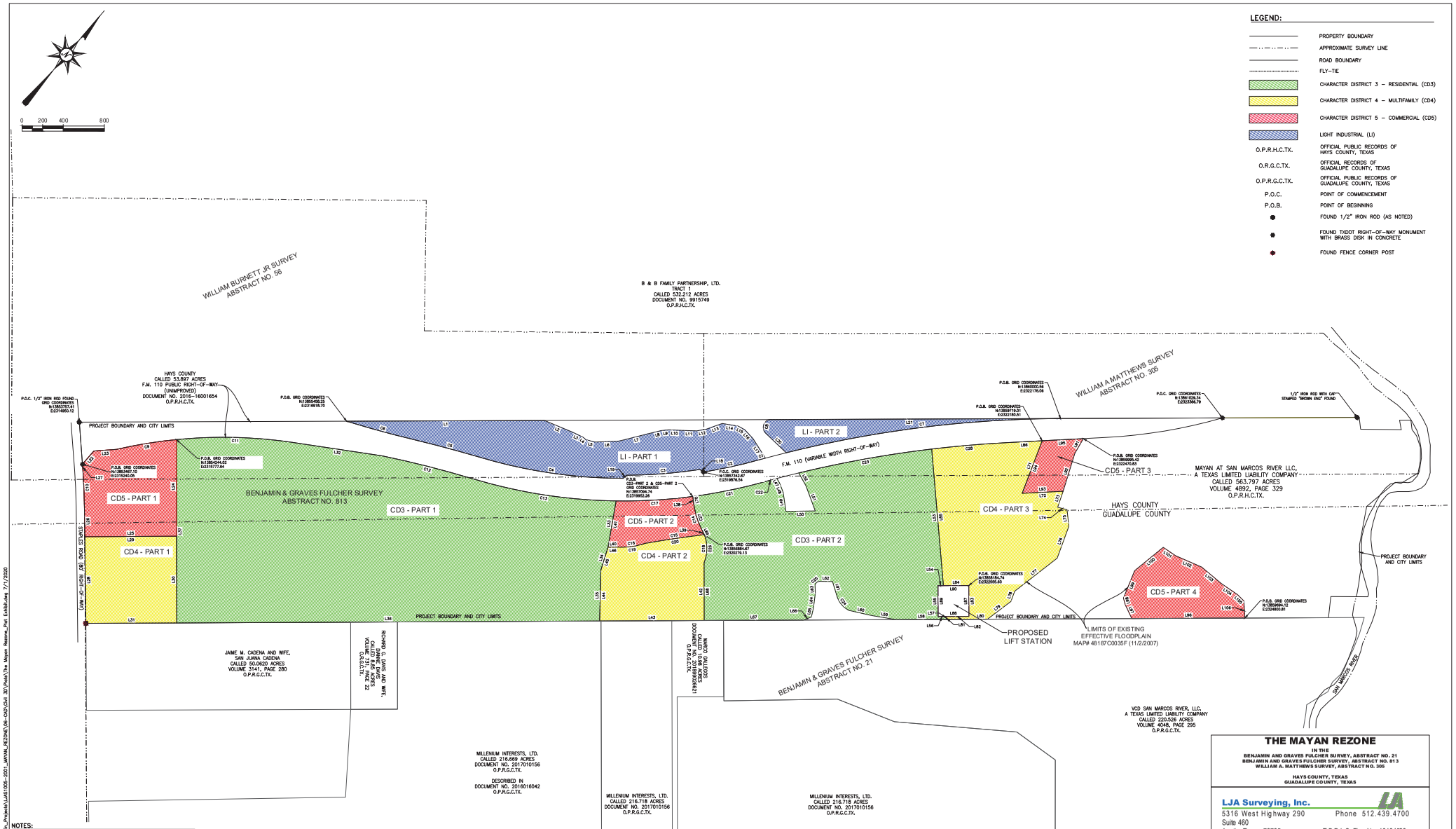
DATE: 04/05/2023
DESIGNED BY:
DRAWN BY: NB
CHECKED BY:
DRAWING NAME: Zoning Exhibit_Revised.dwg

LJA Engineering, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA193-426

SHEET NO. 1 OF 1 SHEETS

H:\SA193 Mayan at San Marcos\SA20 Mayan Subdivision\A08 Site Development Plans\DWG-Exhibit\Zoning Exhibit_Revised.dwg
User: Nick Bonner
Last Modified: Jun. 05, 20 - 13:23
Plot Date/Time: Jul. 13, 20 - 10:15:13



NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE, NAD 83.
2. ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0000741. UNITS: U.S. FEET
3. THIS IS NOT A BOUNDARY SURVEY.
4. THIS MAP IS INTENDED FOR DISTRICT REZONE DESCRIPTION PURPOSES ONLY.
5. THIS MAP REPRESENTS PAGES 1 AND 2 OF THE FOLLOWING ZONE DESCRIPTIONS:
   - CHARACTER DISTRICT 3 - RESIDENTIAL (CD3) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICT 4 - MULTIFAMILY (CD4) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - CHARACTER DISTRICT 5 - COMMERCIAL (CD5) METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIGHT INDUSTRIAL METES AND BOUNDS DESCRIPTION DATED 06-30-2020.
   - LIFT STATION BOUNDARY METES AND BOUNDS DESCRIPTION DATED 06-30-2020.

THE MAYAN REZONE

IN THE
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 21
BENJAMIN AND GRAVES FULCHER SURVEY, ABSTRACT NO. 813
WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305

HAYS COUNTY, TEXAS
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
5316 West Highway 290
Suite 460
Austin, Texas 78735
Phone 512.439.4700
T.B.P.L.S. Firm No. 10194533

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
EMC	CDC	1"=400'	06/30/20	LJAS1005-2001	2 OF 2

DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION

S:\Main\Survey\Austin_Survey\Austin_Projects\LJAS1005-2001_MAYAN_REZONE\08-CAD\Civil 3D\Plats\The Mayan Rezone_Plat Exhibit.dwg 7/1/2020

CD3 – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L32	N57°54'51"E	870.57'
L33	S30°40'06"E	458.24'
L34	S23°12'13"E	231.61'
L35	S39°20'19"E	496.08'
L36	S49°07'28"W	4114.99'
L37	N40°45'42"W	940.79'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C11	1144.874	4632.000	14°09'42"	N50°50'00"E	1141.96
C12	918.636	10990.000	4°47'21"	N63°37'19"E	918.37
C13	1407.056	5110.000	15°46'36"	N58°07'37"E	1402.62

CD3 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L47	S71°35'49"E	51.89'
L48	S61°21'41"E	97.53'
L49	S48°55'04"E	185.91'
L50	N48°33'29"E	285.39'
L51	N60°57'46"W	260.95'
L52	N70°06'45"W	143.14'
L53	S45°32'31"E	1334.51'
L54	S49°14'18"W	53.37'
L55	S40°45'42"E	300.02'
L56	N49°14'18"E	78.46'
L57	S45°32'31"E	28.55'
L58	S49°07'28"W	485.78'
L59	S58°50'30"W	244.60'
L60	S62°03'42"W	225.66'
L61	N57°53'58"W	130.53'
L62	S50°17'42"W	129.27'
L63	S43°21'28"E	80.86'
L64	S33°11'43"E	149.74'
L65	S27°01'01"E	87.04'
L66	S28°42'09"W	82.91'
L67	S49°07'28"W	965.00'
L68	N40°45'42"W	562.59'
L69	N65°57'47"W	32.38'
L70	N47°59'08"W	77.76'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	706.696	5110.000	7°55'26"	N37°53'25"E	706.13
C22	131.124	10990.000	0°41'01"	N34°16'13"E	131.12
C23	1315.483	10990.000	6°51'30"	N39°10'58"E	1314.70
C24	205.267	224.234	52°26'58"	N78°40'09"W	198.17
C25	55.538	49.900	63°46'10"	S10°01'38"W	52.72
C26	278.659	373.627	42°43'57"	N40°13'28"W	272.24
C27	281.618	770.725	20°56'08"	N58°50'07"W	280.05

CD4 – PART 1 LINE TABLE

Line Table		
Line #	Bearing	Length
L28	N41°21'04"W	843.29'
L29	N49°07'28"E	893.28'
L30	S40°45'42"E	843.26'
L31	S49°07'28"W	884.61'

CD4 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L42	S40°45'42"E	562.59'
L43	S49°07'28"W	1016.53'
L44	N39°20'19"W	496.08'
L45	N23°12'13"W	231.61'
L46	N48°11'21"E	97.07'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C18	278.659	373.627	42°43'57"	S40°13'28"E	272.24
C19	268.652	707.273	21°45'48"	N41°34'38"E	267.04
C20	581.181	9855.553	3°22'43"	N41°03'17"E	581.10

CD4 – PART 3 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L71	S19°40'40"E	547.44'
L72	N46°32'15"E	400.03'
L73	S21°47'22"E	163.38'
L74	N64°44'14"E	94.32'
L75	S47°01'56"E	161.57'
L76	S20°30'11"E	331.37'
L77	S11°34'07"W	523.34'
L78	S20°06'04"E	106.23'
L79	S12°14'11"W	286.70'
L80	S49°07'28"W	399.55'
L81	N45°32'31"W	28.55'
L82	N49°14'18"E	221.56'
L83	N40°45'42"W	300.02'
L84	S49°14'18"W	246.65'
L85	N45°32'31"W	1334.51'
L86	N46°24'19"E	350.98'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C28	727.641	10990.000	3°47'37"	N44°30'31"E	727.51

PROPOSED LIFT STATION LINE TABLE

Line Table		
Line #	Bearing	Length
L87	S40°45'42"E	300.02'
L88	S49°14'18"W	221.56'
L89	N40°45'42"W	300.02'
L90	N49°14'18"E	246.65'

LI – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L1	N49°10'24"E	1925.25'
L2	N72°05'03"E	299.59'
L3	N74°46'40"E	108.12'
L4	N89°52'45"E	39.44'
L5	N64°09'35"E	90.85'
L6	N46°49'14"E	235.44'
L7	N35°19'08"E	331.75'
L8	N36°08'22"E	90.92'
L9	N43°29'42"E	73.77'
L10	N52°00'06"E	114.50'
L11	N51°18'05"E	158.56'
L12	N38°41'51"E	94.30'
L13	N29°54'36"E	162.95'
L14	N58°37'53"E	158.19'
L15	N78°28'41"E	71.84'
L16	S83°25'51"E	119.32'
L17	S73°02'48"E	223.87'
L18	S85°17'04"W	42.56'
L19	S04°27'07"W	42.56'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	76.169	11210.000	0°23'22"	S34°07'24"W	76.17
C2	542.452	4860.000	6°23'42"	S37°06'24"W	542.17
C3	717.411	4860.000	8°27'28"	S44°52'05"W	716.76
C4	1413.728	4890.000	16°33'52"	S57°44'03"W	1408.81
C5	628.562	11210.000	3°12'46"	S64°24'36"W	628.48
C6	717.466	11052.000	3°43'10"	S64°39'49"W	717.34

LI – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L20	N86°54'48"W	263.84'
L21	N49°10'24"E	2834.23'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	2697.865	11210.009	13°47'21"	S42°16'42"W	2691.36
C8	178.014	79.177	128°49'06"	N29°37'51"W	142.82

CD5 – PART 1 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L22	N00°07'28"E	169.59'
L23	N45°11'07"E	222.18'
L24	S40°45'42"E	940.79'
L25	S49°07'28"W	893.28'
L26	N41°21'04"W	300.48'
L27	N44°51'11"W	52.82'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C9	589.764	4632.000	7°17'42"	N40°06'18"E	589.37
C10	352.303	5767.278	3°30'00"	N43°06'04"W	352.25

CD5 – PART 2 LINE AND CURVE TABLES

Line Table		
Line #	Bearing	Length
L38	S47°59'08"E	77.76'
L39	S65°57'47"E	32.38'
L40	S48°11'21"W	97.07'
L41	N30°40'06"W	458.24'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C14	281.618	770.725	20°56'08"	S58°50'07"E	280.05
C15	581.181	9855.553	3°22'43"	S41°03'17"W	581.10
C16	268.652	707.273	21°45'48"	S41°34'38"W	267.04
C17	747.962	5110.000	8°23'11"	N46°02'44"E	747.29

CD5 – PART 3 LINE TABLE

Line Table		
Line #	Bearing	Length
L91	S10°39'10"E	165.19'
L92	S23°27'29"E	386.34'
L93	S46°32'15"W	400.03'
L94	N19°40'40"W	547.44'
L95	N46°24'19"E	400.92'

CD5 – PART 4 LINE TABLE

Line Table		
Line #	Bearing	Length
L96	S49°07'28"W	1101.24'
L97	N65°57'58"W	152.79'
L98	N55°05'34"W	63.62'
L99	N18°22'18"W	287.89'
L100	N10°10'40"E	358.74'
L101	N83°26'00"E	146.21'
L102	N72°54'07"E	276.22'
L103	N89°16'20"E	248.87'
L104	N83°43'18"E	191.63'
L105	S85°51'24"E	87.58'
L106	S43°58'55"E	166.76'

NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL TEXAS ZONE, NAD 83.
2. ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0000741. UNITS: U.S. FEET
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GORDON N. ANDERSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6617

THE MAYAN REZONE

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DATE OF LAST REVISION	DESCRIPTION OF LAST REVISION

S:\Main\Survey\Austin_Survey\Austin_Projects\LJAS1005-2001_MAYAN_REZONE\08-CAD\Civil 3D\Plats\The Mayan Rezone_Plat Exhibit.dwg 7/1/2020

CD3 PART 1 - 147.810 ACRES (6,438,604 SQUARE FEET)

BEING A 147.810 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, THE WILLIAM BURNETT JR. SURVEY, ABSTRACT NO. 56 AND THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813, SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 147.810 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., ON THE NORTHEASTERLY RIGHT-OF-WAY OF STAPLES ROAD (80-FOOT RIGHT-OF-WAY) AND FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 201616001654, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAME BEING THE SOUTH CORNER OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX., WITH GRID COORDINATES OF N:13853757.83, E: 2314950.70, FROM WHICH POINT A 1/2-INCH IRON ROD FOUND BEARS SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST, A DISTANCE OF 0.79 FEET;

THENCE NORTH 59 DEGREES 33 MINUTES 10 SECONDS WEST, A DISTANCE OF 959.30 FEET TO THE **POINT OF BEGINNING** AT THE BEGINNING OF A CURVE TO THE RIGHT, WITH GRID COORDINATES OF N: 13854243.91, E: 2315777.64;

THENCE WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 1,144.87 FEET, A RADIUS OF 4,632.00 FEET, A DELTA ANGLE OF 14 DEGREES 09 MINUTES 42 SECONDS, AND A CHORD THAT BEARS NORTH 50 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 1,141.96 FEET TO A POINT,
2) NORTH 57 DEGREES 54 MINUTES 51 SECONDS EAST, A DISTANCE OF 870.57 FEET TO A POINT AT THE BEGINNING A CURVE TO THE RIGHT,
3) WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 918.64 FEET, A RADIUS OF 10,990.00 FEET, A DELTA ANGLE OF 04 DEGREES 47 MINUTES 21 SECONDS, AND A CHORD THAT BEARS NORTH 63 DEGREES 37 MINUTES 19 SECONDS EAST, A DISTANCE OF 918.37 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT, AND
4) WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 1,407.06 FEET, A RADIUS OF 5,110.00 FEET, A DELTA ANGLE OF 15 DEGREES 46 MINUTES 36 SECONDS, AND A CHORD THAT BEARS NORTH 58 DEGREES 07 MINUTES 37 SECONDS EAST, A DISTANCE OF 1,402.62 FEET TO A POINT;

THENCE DEPARTING THE SOUTHEAST LINE OF SAID F.M. 110, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) SOUTH 30 DEGREES 40 MINUTES 06 SECONDS EAST, A DISTANCE OF 458.24 FEET TO A POINT,
2) SOUTH 23 DEGREES 12 MINUTES 13 SECONDS EAST, A DISTANCE OF 231.61 FEET TO A POINT, AND
3) SOUTH 39 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF 496.08 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 4,114.99 FEET TO A POINT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 884.61 FEET;

THENCE NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, OVER AND ACROSS SAID 563.797 ACRE TRACT, A DISTANCE OF 1,784.05 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 147.810 ACRES OF LAND, MORE OR LESS.

CD3 PART 2 - 72.213 ACRES (3,145,598 SQUARE FEET)

BEING A 72.213 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, THE WILLIAM BURNETT JR. SURVEY, ABSTRACT NO. 56 AND BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813, SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 72.213 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), WITH GRID COORDINATES OF N:13857342.34, E: 2319876.13;

THENCE SOUTH 17 DEGREES 04 MINUTES 02 SECONDS EAST, A DISTANCE OF 259.04 FEET TO THE **POINT OF BEGINNING** AT THE BEGINNING OF A CURVE TO THE LEFT, WITH GRID COORDINATES OF N: 13857094.72, E: 2319952.15;

THENCE WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 706.70 FEET, A RADIUS OF 5,110.00 FEET, A DELTA ANGLE OF 07 DEGREES 55 MINUTES 26 SECONDS, AND A CHORD THAT BEARS NORTH 37 DEGREES 53 MINUTES 25 SECONDS EAST, A DISTANCE OF 706.13 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT, AND

2) WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 131.12 FEET, A RADIUS OF 10,990.00 FEET, A DELTA ANGLE 00 DEGREES 41 MINUTES 01 SECONDS, AND A CHORD THAT BEARS NORTH 34 DEGREES 16 MINUTES 13 SECONDS EAST, A DISTANCE OF 131.12 FEET TO A POINT;

THENCE DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1) SOUTH 71 DEGREES 35 MINUTES 49 SECONDS EAST, A DISTANCE OF 51.89 FEET TO A POINT,
2) SOUTH 61 DEGREES 21 MINUTES 41 SECONDS EAST, A DISTANCE OF 97.53 FEET TO A POINT,
3) SOUTH 48 DEGREES 55 MINUTES 04 SECONDS EAST, A DISTANCE OF 185.91 FEET TO A POINT,
4) NORTH 48 DEGREES 33 MINUTES 29 SECONDS EAST, A DISTANCE OF 285.39 FEET TO A POINT,
5) NORTH 60 DEGREES 57 MINUTES 46 SECONDS WEST, A DISTANCE OF 260.95 FEET TO A POINT, AND
6) NORTH 70 DEGREES 06 MINUTES 45 SECONDS WEST, A DISTANCE OF 143.14 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1,315.48 FEET, A RADIUS OF 10,990.00 FEET, A DELTA ANGLE OF 06 DEGREES 51 MINUTES 30 SECONDS, AND A CHORD THAT BEARS NORTH 39 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 1,314.70 FEET TO A POINT;

THENCE DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING SIX (5) COURSES AND DISTANCES:

1) SOUTH 45 DEGREES 32 MINUTES 31 SECONDS EAST, A DISTANCE OF 1334.51 FEET TO A POINT,
2) SOUTH 49 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 53.37 FEET TO A POINT,
3) SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 300.02 FEET TO A POINT,
4) NORTH 49 DEGREES 14 MINUTES 18 SECONDS EAST, A DISTANCE OF 78.46 FEET TO A POINT, AND
5) SOUTH 45 DEGREES 32 MINUTES 31 SECONDS EAST, A DISTANCE OF 28.55 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 485.78 FEET TO A POINT;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWELVE (10) COURSES AND DISTANCES:

1) SOUTH 58 DEGREES 50 MINUTES 30 SECONDS WEST, A DISTANCE OF 244.60 FEET TO A POINT,

2) SOUTH 62 DEGREES 03 MINUTES 42 SECONDS WEST, A DISTANCE OF 225.66 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
3) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 205.27 FEET, A RADIUS OF 224.23 FEET, A DELTA ANGLE OF 52 DEGREES 26 MINUTES 58 SECONDS, AND A CHORD THAT BEARS NORTH 78 DEGREES 40 MINUTES 09 SECONDS WEST, A DISTANCE OF 198.17 FEET TO A POINT,
4) NORTH 57 DEGREES 53 MINUTES 58 SECONDS WEST, A DISTANCE OF 130.53 FEET TO A POINT,
5) SOUTH 50 DEGREES 17 MINUTES 42 SECONDS WEST, A DISTANCE OF 129.27 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,
6) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 55.54 FEET, A RADIUS OF 49.90 FEET, A DELTA ANGLE OF 63 DEGREES 46 MINUTES 10 SECONDS, AND A CHORD THAT BEARS SOUTH 10 DEGREES 01 MINUTES 38 SECONDS WEST, A DISTANCE OF 52.72 FEET TO A POINT,
7) SOUTH 43 DEGREES 21 MINUTES 28 SECONDS EAST, A DISTANCE OF 80.86 FEET TO A POINT,
8) SOUTH 33 DEGREES 11 MINUTES 43 SECONDS EAST, A DISTANCE OF 149.74 FEET TO A POINT,
9) SOUTH 27 DEGREES 01 MINUTES 01 SECONDS EAST, A DISTANCE OF 87.04 FEET TO A POINT, AND
10) SOUTH 28 DEGREES 42 MINUTES 09 SECONDS WEST, A DISTANCE OF 82.91 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, FROM WHICH POINT A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS, A DISTANCE OF 6,016.13 FEET;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 965.00 FEET TO A POINT;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 562.59 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,
2) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 278.66 FEET, A RADIUS OF 373.63 FEET, A DELTA ANGLE OF 42 DEGREES 43 MINUTES 57 SECONDS, AND A CHORD THAT BEARS NORTH 40 DEGREES 13 MINUTES 28 SECONDS WEST, A DISTANCE OF 272.24 FEET TO A POINT,
3) NORTH 65 DEGREES 57 MINUTES 47 SECONDS WEST, A DISTANCE OF 32.38 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
4) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 281.62 FEET, A RADIUS OF 770.72 FEET, A DELTA ANGLE OF 20 DEGREES 56 MINUTES 08 SECONDS, AND A CHORD THAT BEARS NORTH 58 DEGREES 50 MINUTES 07 SECONDS WEST, A DISTANCE OF 280.05 FEET TO A POINT, AND

5) NORTH 47 DEGREES 59 MINUTES 08 SECONDS WEST, A DISTANCE OF 77.76 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 72.213 ACRES OF LAND, MORE OR LESS.

Bearing Basis:
All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.

06/30/2020

Gordon Anderson, RPLS No. 6617
LJA Surveying, Inc.
5316 Highway 290 West, Suite 460
Austin, Texas 78735
Texas Firm No. 10194533

STATE OF TEXAS
REGISTERED
GORDON N. ANDERSON
6617
PROFESSIONAL
LAND SURVEYOR

File #: Ord. 2020-67(b), **Version:** 1

AGENDA CAPTION:
Consider approval of Ordinance 2020-67, on the second of two readings, increasing rates established for Water, Wholesale Water, Reclaimed Water, Wastewater Treatment, and Sewer Surcharges; and including procedural provisions; and providing an effective date.
Meeting date: September 15, 2020

Department: Melissa Neel, Assistant Director of Finance

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.

☐ Not Applicable

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

Choose an item.

Background Information:

The City of San Marcos conducts an annual water/wastewater rate study which was reviewed by the Citizen's Utility Advisory Board (CUAB) and staff. The CUAB recommends a 5% adjustment to water rates and a 3% adjustment to wastewater rates for fiscal year 2021. These adjustments will increase the average residential bill by $3.75 per month or $45.00 annually. In addition to the adjustment in fiscal year 2021, the CUAB recommends continuing the practice of implementing small increases annually over the next 2 to 4 years in order to offset a potentially much larger adjustment of 25% to 35% as the debt for the Alliance Regional Water Authority (ARWA) project is issued over several years. The ARWA project will supply San Marcos with an additional 50-year water supply once it is fully implemented.

During a work session council approved the restructure and fee adjustment to Stormwater in FY2021 at 6.5%. The average monthly bill will increase by $0.78 or $9.36 annually.

Resource Recovery rate adjustment has been proposed at 3%. This increase represents an average monthly increase of $0.78 or $9.36 annually.

Total citizen impact is $5.31 monthly, or $63.72 annually (water, wastewater, stormwater, and resource recovery).

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommendation approval of rate increase ordinance.

ORDINANCE NO. 2020-67

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS, INCREASING RATES ESTABLISHED FOR WATER, WHOLESALE WATER, RECLAIMED WATER, WASTEWATER TREATMENT, AND SEWER SURCHARGES; AND INCLUDING PROCEDURAL PROVISIONS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. The City of San Marcos rates for water, wholesale water, reclaimed water, wastewater treatment, and sewer surcharges for the fiscal year beginning on October 1, 2020 and ending on September 30, 2021 as shown on Exhibit A, which is attached hereto and incorporated for all purposes, are hereby approved.

SECTION 2. If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

SECTION 3. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

SECTION 4. This ordinance will be effective upon adoption and the new rates will apply to all utility bills issued on and after October 1, 2020.

PASSED AND APPROVED on first reading on September 1, 2020.

PASSED, APPROVED AND ADOPTED on second reading on September 15, 2020.

Jane Hughson
Mayor

Attest:

Tammy K. Cook
Interim City Clerk

Approved:

Michael J. Cosentino
City Attorney

Exhibit A
Fiscal Year 2021 Proposed Rate Adjustment
Water / Wastewater Rates

The rate increases listed below will apply to all City of San Marcos water and wastewater customers effective October 1, 2020. These rate increases will provide the revenue to support the system improvement programs.

Inside-City Wastewater Rates

Lifeline Rate	Current	Proposed
Maximum	26.28	27.07

5/8" - 3/4" Water Meter	Current	Proposed
First 2,000 – Minimum	26.28	27.07
Over 2,000	7.58	7.81

1" Water Meter	Current	Proposed
First 4,000 – Minimum	52.48	54.05
Over 4,000	7.58	7.80

1 1/2" Water Meter	Current	Proposed
First 8,000 – Minimum	104.92	108.07
Over 8,000	7.58	7.80

2" Water Meter	Current	Proposed
First 13,000 – Minimum	167.91	172.95
Over 13,000	7.58	7.80

Outside-City Wastewater Rates

Lifeline Rate	Current	Proposed
Maximum	32.84	33.83

5/8" - 3/4" Water Meter	Current	Proposed
First 2,000 – Minimum	32.84	33.83
Over 2,000	9.45	9.74

1" Water Meter	Current	Proposed
First 4,000 – Minimum	65.58	67.55
Over 4,000	9.45	9.74

1 1/2" Water Meter	Current	Proposed
First 8,000 – Minimum	131.15	135.09
Over 8,000	9.45	9.74

2" Water Meter	Current	Proposed
First 13,000 - Minimum	209.88	216.17
Over 13,000	9.45	9.74

* No additional charge is applied to Single-Family residential customers for wastewater volumes in excess of 9000 gallons for the 5/8-3/4", 1", and 1 1/2" water meters.

Sewer Surcharge Rate

COD Concentration (Milligram per Liter)	Current Rate per pound	Proposed Rate per pound
351 to 500	$ 0.103	$ 0.106
501 to 600	$ 0.170	$ 0.175
Over 600	$ 0.345	$ 0.355

Inside-City Water Rates

Lifeline Rate	Current	Proposed	
First 6,000 Minimum	24.32	First 6,000 Minimum	25.54
6,001- 9,000	7.13	6,001- 9,000	7.49
9,001 - 12,000	8.16	9,001 - 12,000	8.57
12,001 - 20,000	9.18	12,001 - 20,000	9.64
20,001 - 50,000	10.19	20,001 - 50,000	10.70
Over 50,000	12.22	Over 50,000	12.84

5/8" - 3/4" Water Meter	Current	Proposed	
Minimum Charge	24.32	Minimum Charge	25.54
0 - 6,000	4.07	0 - 6,000	4.28
6,001- 9,000	7.13	6,001- 9,000	7.49
9,001 - 12,000	8.16	9,001 - 12,000	8.57
12,001 - 20,000	9.18	12,001 - 20,000	9.64
20,001 - 50,000	10.19	20,001 - 50,000	10.70
Over 50,000	12.22	Over 50,000	12.84

1" Water Meter	Current		Proposed
Minimum Charge	60.80	Minimum Charge	63.84
0 - 4000	2.63	0 - 4000	2.76
4,001 - 10,000	3.16	4,001 - 10,000	3.32
10,001 - 25,000	7.88	10,001 - 25,000	8.28
Over 25,000	8.94	Over 25,000	9.38

1 1/2" Water Meter	Current		Proposed
Minimum Charge	121.60	Minimum Charge	127.68
0 - 8,000	2.63	0 - 8,000	2.76
8,001 - 10,000	3.16	8,001 - 10,000	3.32
10,001 - 25,000	7.88	10,001 - 25,000	8.28
Over 25,000	8.94	Over 25,000	9.38

2" Water Meter	Current		Proposed
Minimum Charge	194.55	Minimum Charge	204.28
0 - 13,000	2.63	0 - 13,000	2.76
13,001 - 25,000	7.88	13,001 - 25,000	8.28
Over 25,000	8.94	Over 25,000	9.38

Outside-City Water Rates

Proposed		Proposed	
First 6,000 Minimum	30.41	First 6,000 Minimum	31.93
6,001- 9,000	8.91	6,001- 9,000	9.36
9,001 - 12,000	10.19	9,001 - 12,000	10.70
12,001 - 20,000	11.46	12,001 - 20,000	12.03
20,001 - 50,000	12.73	20,001 - 50,000	13.37
Over 50,000	15.29	Over 50,000	16.06

5/8" - 3/4" Water Meter	Current	Proposed	
Minimum Charge	30.41	Minimum Charge	31.93
0 - 6,000	5.11	0 - 6,000	5.36
6,001- 9,000	8.91	6,001- 9,000	9.36
9,001 - 12,000	10.19	9,001 - 12,000	10.70
12,001 - 20,000	11.46	12,001 - 20,000	12.03
20,001 - 50,000	12.73	20,001 - 50,000	13.37
Over 50,000	15.29	Over 50,000	16.06

1" Water Meter	Current		Proposed
Minimum Charge	76.00	Minimum Charge	79.80
0 - 4000	3.29	0 - 4000	3.45
4,001 - 10,000	3.94	4,001 - 10,000	4.13
10,001 - 25,000	9.86	10,001 - 25,000	10.36
Over 25,000	11.17	Over 25,000	11.73

1 1/2" Water Meter	Current		Proposed
Minimum Charge	152.00	Minimum Charge	159.60
0 - 8,000	3.29	0 - 8,000	3.45
8,001 - 10,000	3.94	8,001 - 10,000	4.13
10,001 - 25,000	9.86	10,001 - 25,000	10.36
Over 25,000	11.17	Over 25,000	11.73

2" Water Meter	Current		Proposed
Minimum Charge	243.19	Minimum Charge	255.35
0 - 13,000	3.29	0 - 13,000	3.45
13,001 - 25,000	9.86	13,001 - 25,000	10.36
Over 25,000	11.17	Over 25,000	11.73

Wholesale Water Rate	Current	Proposed
Rate per 1000 Gal	5.28	5.54

Reclaimed Water	Current	Proposed
Minimum	328.66	345.09
Rate per 1000 Gal	1.72	1.81

Citizens Utility Advisory Board

Chairperson: *Ms. Heather Baca*
Members: *Ms. Keely Sonlitner, Mr. Paul Jensen, Councilman Mark Rockeymoore (ex-officio)*

August 6, 2020

The Honorable Mayor Jane Hughson and Members of the City Council
630 East Hopkins Street
San Marcos, Texas 78666

RE: Citizens Utility Advisory Board's Utility Rate Adjustment Recommendations

Dear Honorable Mayor Hughson and Members of Council:

The Citizens Utility Advisory Board ("CUAB") received presentations and materials related to the FY2021 budget and rate modeling, including proposed user rate increases in electric, water, and wastewater utility services.

Information was presented at the July 29th, 2020 and August 5th, 2020 CUAB meetings related to user rates for electric, water, and wastewater utility services. CUAB reviewed the rate model presented by City staff and the rate consultant, discussed the proposed FY21 budget, and recommends (i) no general rate increase for electric (ii) a 5% rate adjustment for water service; and (iii) a 3% rate adjustment for wastewater service. The water rate adjustment is consistent with the multi-year plan comprised of small periodic adjustments recommended by CUAB to City Council beginning in FY15. This steady approach benefits City utility customers by ensuring adequate funding levels to recover adequate utility costs, continuing a high level of service delivery, and achieving future water supply security, while minimizing the financial impact on customers.

We sincerely appreciate the opportunity to serve our community and respectfully request you consider adoption of these recommendations.

Sincerely,

San Marcos Citizens Utility Advisory Board

Heather Baca

Keely Sonlitner

Paul Jensen

Councilman Mark Rockeymoore (ex-officio)

City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: Ord. 2020-68(b), **Version:** 1

AGENDA CAPTION:
Consider approval of Ordinance 2020-68, on the second of two readings, amending the rates for both Residential and Multifamily Customers of Municipal Solid Waste Programs (currently known as Resource Recovery) in accordance with Section 66.028 of the San Marcos Code of Ordinances; and including procedural provisions; and providing an effective date.
Meeting date: September 15, 2020

Department: Finance-Victoria Runkle, Interim Finance Director

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.

☐ Not Applicable

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

Choose an item.

Background Information:

Rate modeling for the Resource Recovery Utility indicates the need for rates adjustments to both the single family and multifamily rates for fiscal year 2021. This rate adjustments will fund expenses for the Resource Recovery services provided, educational and public outreach, administration of the program, and provide funding for the future relocation of the Household Hazardous Waste Dropoff Facility.

Adjustments to the monthly rates are as follows:

Single Family Residential-	.78 cent adjustment
Multifamily Recycling-	.23 cent adjustment
Extra Cart-Trash-	.22 cent adjustment
Extra Cart-all others	.22 cent adjustment

Single family customers will see an annual increase of $9.36 in the rates which includes a 65-gal trash cart, 96 -gal recycling cart, 96-gal green waste cart, Green Guy Recycling services, Household Hazardous Waste drop off, brush drop off, downtown trash/recycling public container service, City special events trash, bulky waste pick up and community clean ups. There is an extra $3 per month for a 96-gal trash cart if requested instead of a 65-gal trash cart.

Multifamily recycling customers will see an annual increase of $2.76 in the rate which includes on-site recycling, Green Guy Recycling services, Household Hazardous Waste drop off, downtown trash/recycling public container service, City special events trash, bulky waste pick up and community clean ups.

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.

ORDINANCE NO. 2020-68

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS, AMENDING THE RATES FOR BOTH RESIDENTIAL AND MULTIFAMILY CUSTOMERS OF MUNICIPAL SOLID WASTE PROGRAMS (CURRENTLY KNOWN AS RESOURCE RECOVERY) IN ACCORDANCE WITH SECTION 66.028 OF THE SAN MARCOS CODE OF ORDINANCES; INCLUDING PROCEDURAL PROVISIONS; AND DECLARING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. In accordance with Section 66.028 of the San Marcos Code of Ordinances, the monthly rates for the collection and disposal of solid waste and recyclable materials are amended in accordance with Exhibit A, which is attached hereto and incorporated for all purposes.

SECTION 2. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

SECTION 3. If any word, phrase, clause, sentence or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in full force if they can be given effect without the invalid provision.

SECTION 4. This ordinance becomes effective upon adoption and the new solid waste rates will be reflected on utility bills on and after October 1, 2020.

PASSED AND APPROVED on first reading on September 1, 2020.

PASSED, APPROVED AND ADOPTED on second reading on September 15, 2020.

Jane Hughson
Mayor

Attest:

Approved:

Tammy K. Cook
Interim City Clerk

Michael J. Cosentino
City Attorney

Exhibit A

Solid Waste and Recycling Rates Effective October 1, 2020

Garbage and Recycle Service	2020	2021
Single Family Residential		
65-gal trash cart*	$ 26.09	$ 26.87
96-gal trash cart**	$ 29.09	$ 29.87
Extra 96-gal trash cart	$ 6.85	$ 7.06
Extra 96-gal recycling cart	$ 6.85	$ 7.06
Extra 96-gal green waste cart	$ 6.85	$ 7.06
Extra 30-gal bag tag	$ 6.85	$ 7.06
Multifamily		
Recycling Service***	$ 7.78	$ 8.01

*Rate includes: 65-gal trash cart, 96-gal recycling cart, 96-gal green waste cart, Green Guy Recycling services, Household Hazardous Waste drop off, brush drop off, downtown trash/recycling public container service, City special events trash, and community clean ups

**Rate includes: 96-gal trash cart, 96-gal recycling cart, 96-gal green waste cart, Green Guy Recycling services, Household Hazardous Waste drop off, brush drop off, downtown trash/recycling public container service, City special events trash, and community clean ups

***Rate includes: on-site recycling, Green Guy Recycling services, Household Hazardous Waste drop off, downtown trash/recycling public container service, City special events trash, and community clean ups

Fiscal Year 2021 Proposed Rate Adjustment
Residential and Multifamily Customers of Municipal Solid Waste Programs

Garbage and Recycle Service	2020	2021
Single Family Residential		
65-gal trash cart*	$ 26.09	$ 26.87
96-gal trash cart**	$ 29.09	$ 29.87
Extra 96-gal trash cart	$ 6.85	$ 7.06
Extra 96-gal recycling cart	$ 6.85	$ 7.06
Extra 96-gal green waste cart	$ 6.85	$ 7.06
Extra 30-gal bag tag	$ 6.85	$ 7.06
Multifamily		
Recycling Service***	$ 7.78	$ 8.01

City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: Ord. 2020-69(b), **Version:** 1

AGENDA CAPTION:
Consider approval of Ordinance 2020-69, on the second of two readings, increasing Drainage Utility Rates as authorized by Section 86.505 of the San Marcos City Code; including procedural provisions; and providing an effective date.
Meeting date: September 15, 2020

Department: Finance-Victoria Runkle, Interim Finance Director

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]

Stormwater

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.

☐ Not Applicable

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

Choose an item.

Background Information:

In prior years rate modeling indicated multi-year 15% rate increases were needed to support operating expenses and proposed CIP. There was not a rate increase in FY20 due to the pending outcome of the rate model restructure. During FY20 staff presented City Council restructured rate models with constrained CIP (capital improvement projects) for drainage projects to support a 6.5% rate increase.

A rate adjustment of 6.5% is recommended for FY21.
Residential rates will be adjusted for small lots by $0.34, medium lots by $0.79, and large lots by $4.97 per month. Commercial rates will be adjusted by $0.79 per ERU per month.

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.

ORDINANCE NO. 2020-69

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS INCREASING DRAINAGE UTILITY RATES AS AUTHORIZED BY SECTION 86.505 OF THE SAN MARCOS CITY CODE; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. The City of San Marcos rates to be charged for the drainage utility fee authorized by Section 86.505 of the City Code for the fiscal year beginning on October 1, 2020 and ending on September 30, 2021 as shown on Exhibit A, attached hereto and incorporated for all purposes, are hereby approved.

SECTION 2. If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

SECTION 3. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

SECTION 4. This ordinance will become effective upon adoption and the new rates will be reflected on all utility bills issued on and after October 1, 2020.

PASSED AND APPROVED on first reading on September 1, 2020.

PASSED, APPROVED AND ADOPTED on second reading on September 15, 2020.

Jane Hughson
Mayor

Attest:

Approved:

Tammy K. Cook
Interim City Clerk

Michael J. Cosentino
City Attorney

Exhibit A

Fiscal Year 2021 Proposed Rate Adjustment
Drainage Utility Rate

Residential Rate:			
Current Customer Class	Current	Proposed Customer Class	Proposed 2020-21
Residential Small Lot (0 - 6,000 Sq. Ft)	7.57	Small Residential (0 - 1,980 sq. ft of impervious cover)	7.91
Residential Medium Lot (6,001 - 12,000 Sq. Ft)	12.10	Typical Residential (1,980 – 3,363 Sq. Ft. of impervious cover)	12.89
Residential Large Lot (Greater than 12,000 Sq. Ft)	13.86	Large Residential (Greater than 3,363 Sq. Ft. of impervious cover)	18.83

Commercial Rate:	Current	Proposed Commerical	Proposed 2018-19
	12.10 per ERU	Non-residential properties such as commercial, industrial, retail, government, multi-family with more than 4 units	12.89 per ERU
One ERU for commercial land is determined to be 2,250 square feet of impervious cover.		A non-residential property is billed based on the total amount of impervious cover associated with the non-residential use divided by the ERU value of 2,575 square feet	

File #: Ord. 2020-73(b), **Version:** 1

AGENDA CAPTION:

Consider approval of Ordinance 2020-73, on the second of two readings, amending section 26.002 of the San Marcos City Code to establish that the City will implement the National Incident Management System ("NIMS") as its model for managing public safety emergencies and incidents; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

Meeting date: September 15, 2020

Department: Neighborhood Enhancement - Resource Recovery

Amount & Source of Funding

Funds Required: N/A

Account Number: Click or tap here to enter text.

Funds Available: Click or tap here to enter text.

Account Name: Click or tap here to enter text.

Fiscal Note:

Prior Council Action: N/A

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

N/A

Choose an item.

Choose an item.

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

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☐ Land Use - Choose an item.

☐ Neighborhoods & Housing - Choose an item.

☐ Parks, Public Spaces & Facilities - Choose an item.

☐ Transportation - Choose an item.

☒ Core Services

☐ Not Applicable

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

Choose an item.

Background Information:

In July 2006, Chapter 26 was re-written in its entirety. During the re-write, the requirement to NIMS as the city's system for managing large-scale events and incidents was not included. The NIMS clause in the ordinance is a grant funding requirement for both State and federal grants. This requirement is based on:

- The President of the United States has issued Homeland Security Presidential Directive (HSPD) 5, directing the Secretary of the Department of Homeland Security to develop and administer a National Incident Management System (NIMS) to provide a consistent nationwide approach for Federal, State, local, and tribal governments to work together to prevent, prepare for, respond to, and recover from domestic emergency and disaster incidents; and
- the NIMS standardized procedures for managing personnel, communications, facilities, and resources will improve the City of San Marcos' ability to utilize federal funding to enhance local readiness, maintain first responder safety, and streamline incident management processes; and
- input and guidance from the City of San Marcos has been and will continue to be vital to developing, implementing, and utilizing the NIMS system; and
- HSPD-5 requires that state and local governments adopt NIMS as a pre-condition for the receipt of federal grants, contracts and activities to the management and preparedness for certain disasters and hazard situations.

Council Committee, Board/Commission Action:

N/A

Alternatives:

N/A

Recommendation:

The staff recommendation is to approve this ordinance amendment.

ORDINANCE NO. 2020-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING SECTION 26.002 OF THE SAN MARCOS CITY CODE TO ESTABLISH THAT THE CITY WILL IMPLEMENT THE NATIONAL INCIDENT MANAGEMENT SYSTEM ("NIMS") AS ITS MODEL FOR MANAGING PUBLIC SAFETY EMERGENCIES AND INCIDENTS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF ANY CONFLICTING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

1. The City Council hereby finds and determines that the adoption of the following ordinance is in the interest of the public health, welfare and safety.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. Section 26.002 of the San Marcos City Code is amended as set forth below. Added text is indicated by underlining. Deleted text is indicated by strikethroughs.

Sec. 26.002. **National Incident Management System implemented; Designation and duties of the emergency management director, deputy emergency management director, and emergency management coordinator.**

(a) The City of San Marcos shall establish and implement the National Incident Management System ("NIMS") as the standard for incident management activities during emergencies and disasters within the City.

(~~a~~b) As presiding officer of the governing body of the city, directly charged with certain duties or granted certain powers by the Act, and as ordered by the Governor of Texas under authority of the Act, the mayor is designated as the emergency management director for the city.

(~~b~~c) In the absence of the mayor the line of succession to the mayor, as presiding officer, for the purpose of declaring a local state of disaster shall be as follows:

(1) In the absence of the mayor, the mayor pro tem shall act as the presiding officer.

(2) In the absence of the mayor and mayor pro tem, a city council member elected by the city council shall act as the presiding officer.

(3) In the absence of the mayor and mayor pro tem, and the failure or inability of the city council to elect a member to act as presiding officer, the city manager shall act as the presiding officer.

(4) In the absence of the mayor, mayor pro tem, city council and city manager, the emergency management coordinator or an employee previously designated by the city manager may act as the presiding officer.

(~~c~~d) The city manager is designated as the deputy emergency management director, and the mayor delegates to the city manager the authority needed to carry out the city's comprehensive emergency management program and the provisions of this chapter.

(~~d~~e) The director is responsible for conducting a program of comprehensive emergency management within the city and for carrying out the duties and responsibilities set forth in this chapter. The director may delegate authority for execution of these duties to the emergency management coordinator, but ultimate responsibility for the execution remains with the director.

(~~e~~f) The office of emergency management coordinator is created. The emergency management coordinator shall be appointed by and serve at the pleasure of the director. The emergency management coordinator appointed by the mayor shall, under the direction of the city manager, carry out the city's comprehensive emergency management program and the provisions of this chapter.

(~~f~~g) The emergency management coordinator is responsible for a program of comprehensive emergency management within the city.

(~~g~~h) The emergency management coordinator is encouraged to seek advice from other local governments, business, labor, industry, agriculture, civic organizations, volunteer organizations, and community leaders in the development and review of the emergency management program, under the Act. The director may appoint a local emergency planning committee (LEPC) as an advisory group to the emergency management coordinator.

(~~h~~i) The mayor and city manager shall certify the city's emergency management plan and any mutual aid plans and agreements, as required by applicable federal and state laws.

(~~i~~j) The emergency management coordinator supervises the office of emergency management, either directly or by delegation.

(~~j~~k) The city manager shall ensure that any official or employee with emergency management responsibilities obtains any training and certifications

required by federal or state authorities required to perform the specific responsibilities assigned.

SECTION 2. In codifying the changes authorized by this ordinance, paragraphs, sections and subsections may be renumbered and reformatted as appropriate consistent with the numbering and formatting of the San Marcos City Code.

SECTION 3. If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

SECTION 4. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

SECTION 5. This ordinance will take effect after its passage, approval and adoption on second reading.

PASSED AND APPROVED on first reading on September 1, 2020.

PASSED, APPROVED AND ADOPTED on second reading on September 15, 2020.

Jane Hughson
Mayor

Attest:

Approved:

Tammy K. Cook
Interim City Clerk

Michael J. Cosentino
City Attorney

Chapter 26 - CIVIL EMERGENCIES[1]

Footnotes:

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Editor's note— Ord. No. 2006-29, § 1, adopted July 3, 2006, amended Ch. 26 in its entirety, in effect deleting §§ 26.001—26.039 and enacting a new Ch. 26, §§ 26.001—26.031, to read as set out herein. Former Ch. 26 pertained to similar subject matter and derived from Code 1970 §§ 7-1—7-11, 7-13.

ARTICLE 1. - IN GENERAL

Sec. 26.001. - Definitions.

In this chapter:

Act means the Texas Disaster Act of 1975, V.T.C.A. Government Code, Chapter 418, as amended.

Director means the person designated and serving as the city emergency management director under the provisions of section 26.002.

(Ord. No. 2006-29, § 1, 7-3-06)

Sec. 26.002. - Designation and duties of the emergency management director, deputy emergency management director, and emergency management coordinator.

(a) The City of San Marcos shall establish and implement the National Incident Management System (NIMS) as the standard for incident management activities during emergencies and disasters within the City.

(b) As presiding officer of the governing body of the city, directly charged with certain duties or granted certain powers by the Act, and as ordered by the Governor of Texas under authority of the Act, the mayor is designated as the emergency management director for the city.

(c) In the absence of the mayor the line of succession to the mayor, as presiding officer, for the purpose of declaring a local state of disaster shall be as follows:

1) In the absence of the mayor, the mayor pro tem shall act as the presiding officer.

2) In the absence of the mayor and mayor pro tem, a city council member elected by the city council shall act as the presiding officer.

3) In the absence of the mayor and mayor pro tem, and the failure or inability of the city council to elect a member to act as presiding officer, the city manager shall act as the presiding officer.

4) In the absence of the mayor, mayor pro tem, city council and city manager, the emergency management coordinator or an employee previously designated by the city manager may act as the presiding officer.

(d) The city manager is designated as the deputy emergency management director, and the mayor delegates to the city manager the authority needed to carry out the city's comprehensive emergency management program and the provisions of this chapter.

(e) The director is responsible for conducting a program of comprehensive emergency management within the city and for carrying out the duties and responsibilities set forth in this chapter. The director may delegate authority for execution of these duties to the emergency management coordinator, but ultimate responsibility for the execution remains with the director.

(f) The office of emergency management coordinator is created. The emergency management coordinator shall be appointed by and serve at the pleasure of the director. The emergency management coordinator appointed by the mayor shall, under the direction of the city manager, carry out the city's comprehensive emergency management program and the provisions of this chapter.

(g) The emergency management coordinator is responsible for a program of comprehensive emergency management within the city.

(h) The emergency management coordinator is encouraged to seek advice from other local governments, business, labor, industry, agriculture, civic organizations, volunteer organizations, and community leaders in the development and review of the emergency management program, under the Act. The director may appoint a local emergency planning committee (LEPC) as an advisory group to the emergency management coordinator.

(i) The mayor and city manager shall certify the city's emergency management plan and any mutual aid plans and agreements, as required by applicable federal and state laws.

(j) The emergency management coordinator supervises the office of emergency management, either directly or by delegation.

(k) The city manager shall ensure that any official or employee with emergency management responsibilities obtains any training and certifications required by federal or state authorities required to perform the specific responsibilities assigned.

(Ord. No. 2006-29, § 1, 7-3-06)

Sec. 26.003. - Powers and duties of the office of emergency management.

The office of emergency management:

(1) Develops and maintains an emergency management plan for the city, consistent with the Act. The plan should establish the disaster services organization, describe functions of the various organizational components, describe procedures to be followed, and assign responsibility to various divisions, officials, and employees in order to carry out the provisions of this chapter and any requirements in federal or state laws.

(2) Maintains necessary liaison and coordinate cooperative activities with other municipal, county, district, regional, state, federal and other civil defense, emergency management, homeland security, and disaster relief organizations.

(3) Drafts and recommends for adoption by the city council mutual aid plans and agreements deemed essential or desirable for the implementation of the city's emergency management plan and coordination regional disaster services efforts, including the participation in a countywide emergency management plan and the appointment of a disaster coordinator for such joint effort.

(4) Surveys the availability of existing and potential personnel, equipment, supplies, services, and facilities for use during an emergency, and procures and disposes of all necessary equipment, supplies, and facilities, including acceptance of private contributions and assistance.

(5) Continuously studies emergency management and disaster relief problems, recommends any needed amendments and improvement of the emergency management plan, homeland security and keeps current with all federal and state regulatory and informational requirements.

(6) Implements the current emergency management plan and mutual aid plans and agreements.

(7) Controls and directs all actual operations and training activities in emergency management and disaster relief.

(8) Determines questions of authority and responsibility in connection with emergency management and disaster relief.

(9) Negotiates and authorizes agreements, subject to the approval of the city council, when required, for the use of public and private property for public refuge, shelter, or other necessary purposes during the course of an emergency.

(10) Acts as a clearinghouse on emergency management information for all governmental and private agencies cooperating in the emergency management plan.

(11) Maintains contact with the division of emergency management of the office of the governor, providing prompt and efficient response to all requests and suggestions of the division and other agencies and departments of federal, state, and county governments in connection with emergency management and disaster relief.

(12) Marshals, upon the declaration of a disaster, all necessary personnel, equipment, and supplies from any department of the city and from private contributors to aid in implementation of the emergency management plan.

(Ord. No. 2006-29, § 1, 7-3-06)

Sec. 26.004. - Emergency management council.

The mayor is authorized to join with the county judge of Hays County and the mayors of the other cities in Hays County in the formation of an emergency management council for the county, and the mayor shall have the authority to cooperate in the preparation of a joint emergency management plan and in the appointment of a joint emergency management coordinator, as well as all powers necessary to participate in a countywide program of emergency management insofar as the program may affect the city.

(Ord. No. 2006-29, § 1, 7-3-06)

Sec. 26.005. - Supersession of existing ordinances.

At all times when the orders, rules, regulations made and promulgated pursuant to this chapter shall be in effect, they shall supersede and override all existing ordinances, orders, rules and regulations insofar as the latter may be inconsistent therewith.

(Ord. No. 2006-29, § 1, 7-3-06)

Sec. 26.006. - Oath.

Each employee or any individual who is assigned a function or responsibility under this article shall solemnly swear or affirm to support and defend the Constitution of the United States, laws of the state and the Charter and ordinances of the city.

(Ord. No. 2006-29, § 1, 7-3-06)

Sec. 26.007. - Declaration of disaster.

(a) When the city manager believes a state of disaster exists, the city manager, or in his absence the emergency management coordinator, shall inform the mayor and request the mayor to declare a local state of disaster under the provisions of the Act.

(b) A disaster is an occurrence or imminent threat of widespread or severe damage, injury, or loss of life or property resulting from any natural, all hazards or manmade cause, including fire, flood, earthquake, wind, storm, wave action, oil spill, other water contamination, hazardous material

release, volcanic activity, epidemic, air contamination, blight, drought, infestation, explosion, riot, terrorist activity, civil disturbance, hostile military or paramilitary action, other public calamity requiring emergency action, or energy emergency.

(c) In no event may a local state of disaster, declared by the mayor, be continued or renewed for a period in excess of seven days without the consent of the city council.

(d) The city council may terminate a local state of disaster at anytime.

(e) An action declaring, continuing, or terminating a local state of disaster shall be given prompt and general publicity and shall be filed promptly with the city secretary.

(f) A declaration of local state of disaster activates the recovery and rehabilitation aspects of the city's emergency management plan and authorizes furnishing of aid and assistance under the declaration. The preparedness and response aspects of the plan are activated as provided in the plan.

(Ord. No. 2006-29, § 1, 7-3-06)

Sec. 26.008. - Authority to issue orders in the interest of public safety and welfare.

(a) After the declaration of a local state of disaster, the presiding officer may in the interest of public health, safety, and welfare, subject to confirmation or revocation by the city council, issue proclamations, orders, or regulations, which shall have the force and effect of law, to:

(1) Evacuate all or part of the population of an area of the city that has been stricken or is threatened, if necessary for the preservation of life or other disaster mitigation, response, or recovery effort.

(2) Prescribe routes, modes of transportation, and destinations in connection with an evacuation.

(3) Control ingress and egress to and from a disaster area and any areas that may be adversely effected by riot, unlawful assembly, threat of violence, or an imminent natural or manmade disaster, and may control the movement of persons and the occupancy of premises in those areas.

(4) Suspend or limit the sale, dispensing, or transportation of alcoholic beverages, firearms, explosives, or combustibles, including fuel for vehicles.

(5) Establish general or limited curfews and blockades, regulating or prohibiting any person from being, remaining, loitering, or congregating on any street, alley, park, public property, or any other place that may be specified.

(6) Suspend or limit the use of utilities.

(7) Implement other security measures necessary to protect life and secure property.

(8) Protect life and property by such means as are imminently necessary and authorized under law.

(9) Suspend or modify the formal bidding requirements for purchase of goods and services, as authorized by state law.

(10) Suspend or modify the requirements for an itinerant vendor's permit, electrician license, and similar regulations so as to give due consideration to the license, certificate, or other permit issued to a person by any state or any political subdivision of any state evidencing qualifications for professional, mechanical, or other skills, so that the person may render aid involving the skill to meet the emergency or disaster.

(11) Establish temporary emergency housing, for persons needing shelter, notwithstanding any limitations in the zoning ordinance, or deed restrictions.

(12) Establish temporary wage, price, and rent controls and other economic stabilization methods.

(13) Implement all or portions of the city's emergency management plan.

(b) The mayor may delegate the authority to issue additional implementing orders, which are necessary to carry out the mayor's orders and to protect the public health and welfare, to the city manager, emergency management coordinator or another official designated by the city manager.

(c) The city council may continue, renew, enact, or terminate any of the measures enumerated in subsection (b) of this section.

(Ord. No. 2006-29, § 1, 7-3-06)

Sec. 26.009. - Rules governing expenditures of funds.

No person shall have the right to expend any public funds of the city in carrying out any emergency management activity authorized by this chapter without prior approval of the city council, nor shall any person have any right to bind the city by contract, agreement or otherwise without prior and specific approval of the city council. During a declared disaster or state of emergency, the mayor may expend funds of the city, or enter into contracts for the duration of the declaration of emergency or disaster, when deemed prudent and necessary for the protection of public safety and welfare.

(Ord. No. 2006-29, § 1, 7-3-06)

Sec. 26.010. - Price gouging prohibited.

(a) For the purposes of this section:

(1) *Necessity* means items needed by members of the public for preparation, survival, or recovery during an emergency, including, but not limited to, fuel, food, medicine, construction materials, including plywood, boards, shingles, and fasteners, tarps, tents, ice, water, batteries, generators, housing, and other property.

(2) *Disaster* means a disaster specified in a declaration of disaster issued by the governor, mayor, or city council.

(3) *Exorbitant or excessive price* means a price for any item charged during a period when a declaration of disaster is in effect that is in excess of the price for the same item that was in effect prior to the declaration of disaster, or in the case of a hurricane or flood the price in effect 72 hours before the landfall of the storm.

(b) A person commits an offense, if, in order to take advantage of a disaster, the person intentionally, knowingly, or recklessly with criminal negligence:

(1) Sells or leases a necessity at an exorbitant or excessive price.

(2) Demands an exorbitant or excessive price in connection with the sale or lease of a necessity.

(c) A person commits a separate offense for each item sold or leased in violation of subsection (b) of this section. Each item or group of items, which is listed or identified separately on a cash register tape or receipt, is considered to be a separate sale or lease. Multiple items that are sold in a sealed package are considered to be a single item.

(d) It is a defense to prosecution that the higher price is related to increased costs from suppliers, increased transportation costs for items brought into the city after the declaration of disaster, or other verifiable conditions.

(e) Before an arrest or issuance of a citation under this section, the peace officer shall provide the apparent violator an opportunity to explain a justification for the price increase other than taking advantage of the disaster.

(Ord. No. 2006-29, § 1, 7-3-06)

Sec. 26.011. - Offenses and penalties.

(a) It is unlawful for a person to:

(1) Violate the terms of this or any other ordinance adopted to carry out the city's emergency management functions or order issued under the authority of this chapter.

(2) Violate any provision of the city's emergency management plan.

(3) Willfully obstruct, hinder, or delay any member of the city's emergency management organization in the enforcement of any order issued under the authority of this chapter.

(4) Operate a siren or other device so as to simulate a warning signal or terminate an official warning signal, unless authorized.

(5) Wear, carry, or display any emblem, insignia, or any other means of identification that identifies the individual as a member of the city's emergency management organization, unless the individual has been designated as a member of the organization by the office of emergency management.

(6) Wear, carry, or display any emblem, insignia, or any other means of identification that identifies the individual as a member of an organization participating in the official response to the local state of disaster, unless the individual has been designated as a member of that organization by an appropriate official of that organization.

(b) Any person knowingly violating a provision of this chapter or any order issued under the authority of this chapter relating to fire safety, public health, or sanitation after being warned that a specific act or omission would be a violation is guilty of a misdemeanor and upon conviction may be fined up to $2,000.00 per violation.

(c) Any person knowingly violating a provision of the city's emergency management plan after being warned that a specific act or omission would be a violation of the plan is guilty of a misdemeanor and upon conviction may be fined of up to $1,000.00.

(d) Any person violating any other provision of this chapter or any order issued under the authority of this chapter is guilty of a misdemeanor and upon conviction may be fined up to $500.00 per violation.

(e) Any person violating section 26.010 is guilty of a misdemeanor and upon conviction may be fined not less than $200.00 but not more than $500.00 per violation.

(Ord. No. 2006-29, § 1, 7-3-06)

Sec. 26.012. - Conflict with state and federal laws and regulations.

This article shall not be construed so as to conflict with any state or federal laws or regulations.

(Ord. No. 2006-29, § 1, 7-3-06)

Sec. 26.013. - Inclusion within city's emergency management plan.

This chapter is incorporated into and is made part of the city's emergency management plan.

(Ord. No. 2006-29, § 1, 7-3-06)

Secs. 26.014—26.026. - Reserved.

ARTICLE 2. - EMERGENCY RESPONSE

Sec. 26.027. - Standard of care for emergency action.

(a) Every officer, agent, or employee of the city and every officer, agent, or employee of an authorized provider of emergency services, including, but not limited to every unit of government or subdivision thereof, while responding to emergency calls or reacting to emergency situations, is authorized to act or not to act in such a manner to effectively deal with the emergency.

(b) An action or inaction is "reasonable and effective" if it in any way contributes or could be reasonably be thought to contribute to preserving any lives or property.

(c) This section shall prevail over every other ordinance of the city and, to the extent to which the city has the authority to so authorize, over any other law establishing a standard of care in conflict with this section.

(d) Neither the city nor any of its employees, agents, or officers, nor other unit of government or government subdivision nor its employees, agents, or officers may be held liable for the failure to use ordinary care during an emergency.

(e) It is the intent of the city council, by passing this article, to assure effective action in emergency situations by those entrusted with the responsibility of saving lives and property by protecting such governmental units from liability, and their employees, agents, and officers from non-intentional tort liability to the fullest extent permitted by statutory and constitutional law.

(f) This section shall be liberally construed to carry out the intent of the city council.

(Ord. No. 2006-29, § 1, 7-3-06)

Sec. 26.028. - Liability.

This chapter is an exercise by the city of its governmental function for the protection of the public peace, health, and safety. Neither the City of San Marcos, it's the officers, employees, agents, and representatives, nor any person, who is in good faith carrying out, complying with, or attempting to comply with, any order, rule, or regulation promulgated pursuant to the provisions of this chapter shall be liable for any damage sustained to persons as the result of such activity.

(Ord. No. 2006-29, § 1, 7-3-06)

Sec. 26.029. - No liability for operation of shelters.

(a) Notwithstanding the fact that most public and privately owned buildings within the city were not designed and constructed to withstand the forces of nature that may be present in severe weather conditions or other manmade disasters, and may not be any more suitable than residential homes; and, because of the public's desire that public shelters be made available to them, the city manager may provide shelter in buildings that are owned, leased, or otherwise made available to the city as refuges of last resort. These refuges of last resort may be made available for use by residents and visitors to the city in anticipation of any disaster (all hazards) and specifically during the occurrence of severe weather within the city. The operation of shelters is a governmental function for the protection of the public peace, health, and safety, and the city, any of its officers, employees, agents, representatives, or any person, in operating a shelter may not be held liable for any death, injury, or damage from any cause sustained to persons who elected to use a shelter operated by the city.

(b) Any person, and their successor in interest, if any, owning or controlling real estate or other premises, who voluntarily and without compensation, grants to the city a license or privilege, or otherwise permits the city to inspect, designate, and use such real estate or premises, either in whole or in part, for the purpose of sheltering persons during an actual, impending, or practice

emergency, may not be held civilly liable for the death or injury to any person, or for loss of, or damage to, any property of others occurring on or about the real property or premises used by the city.

(Ord. No. 2006-29, § 1, 7-3-06)

Sec. 26.030. - No liability for operation of vehicles used to evacuate residents.

(a) Due to the need for transporting individuals who may not be able to make independent arrangements for transportation in response to an order to evacuate the city prior to the time a disaster is predicted to strike the city, the city manager may arrange to use buses and other vehicles of any type made available to the city by any private transportation company, state, city, regional transportation authority or school district to evacuate residents of the city to prearranged shelters in the city or in communities outside the threatened area. The evacuation of residents, including the return of the residents from shelters outside or within the city, is considered to be an emergency governmental function for the protection of the public peace, health, and safety, and, the city, any of its officers, employees, agents, representatives or any other person operating a vehicle, may not be held liable for any death, injury, or damage from any cause sustained to persons who elected to be evacuated in a vehicle operated for these purposes.

(b) Any public entity owning, operating, or controlling any vehicle used to evacuate residents from the city or within the city, who voluntarily and without compensation, grants to the city the use of its vehicle for this purpose may not be held civilly liable for the death or injury to any person, or for loss or damage to any property resulting from the operation of the vehicle while transporting individuals to and from the city as part of an evacuation program organized by the city manager. Any officer, employee, agent, and representative of a public entity who is involved in the evacuation effort on behalf of the entity and the city may not be held civilly liable for the death or injury to any person or damage to any property as the result of the operation of a vehicle during an evacuation program.

(Ord. No. 2006-29, § 1, 7-3-06)

Sec. 26.031. - Designation of certain authorized emergency vehicles.

The following vehicles are designated authorized emergency vehicles for the purposes set forth, regardless of whether a disaster exists:

(1) Director of public health vehicle while responding to a medical emergency.

(2) Gas division emergency unit vehicles while responding to a gas emergency, which may threaten life or property.

(3) Electric utility emergency unit while responding to a electric utility emergency, which may threaten life or property.

(4) Director of safety and risk management vehicle while responding to an emergency call or emergency situation.

(5) Office of emergency management vehicle while responding to an emergency call or emergency situation.

(6) Buses and other vehicles owned and operated by the city, regional transportation authority, school districts, and other public or private entities while being used in an emergency evacuation program directed by the city manager, including while returning residents to the city from shelters.

(Ord. No. 2006-29, § 1, 7-3-06)

File #: Ord. 2020-74(b), **Version:** 1

AGENDA CAPTION:
Consider approval of Ordinance 2020-74, on the second of two readings, providing for the temporary reduction in sewer surcharges for commercial utility customers during the COVID-19 Pandemic; providing procedural provisions; and providing an effective date.
Meeting date: September 15, 2020

Department: Public Services - Water/Wastewater, Tom Taggart, Director

Amount & Source of Funding
Funds Required: NA
Account Number: NA
Funds Available: NA
Account Name: NA

Fiscal Note:

Prior Council Action: None

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:

From March 26, 2020 to present, businesses in San Marcos have been adversely affected by emergency orders yet continue to pay Sewer Surcharge Fees based upon normal operating conditions. When a business is closed or operating at a reduced capacity, it discharges a lower wastewater volume than when the surcharge fee was assessed and potentially has a lower contaminant level. By utilizing the water usage of the businesses during the shutdown, a new reduced temporary flat fee can be assessed for businesses. The temporary flat fee will be based on the actual individual business water usage reduction for April and May of 2020 and applied retroactively from March 26, 2020 to the customer's monthly bill until the following occurs: (1) all relevant emergency orders are rescinded and business operations are no longer restricted; or (2) a new sampling event is conducted by the City's Water Quality Services Section to determine a new fee.

Council Committee, Board/Commission Action:

Consider approval of the resolution.

Alternatives:

Sewer surcharge program remains as is.

Recommendation:

Staff recommends passing the resolution providing sewer surcharge fee relief for affected commercial customers.

ORDINANCE NO. 2020-74

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS PROVIDING FOR THE TEMPORARY REDUCTION IN SEWER SURCHARGES FOR COMMERCIAL UTILITY CUSTOMERS DURING THE COVID-19 PANDEMIC; PROVIDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

1. Due to the current COVID-19 pandemic, the volume of wastewater from commercial utility customers has decreased, resulting in reduced contaminant levels not reflected in the current sewer surcharges.

2. The City Council wishes to temporarily reduce the sewer surcharges for commercial utility customers to reflect the decrease in water usage and contaminant levels during the COVID-19 pandemic.

3. The City Council hereby finds and determines that the adoption of the following ordinance is in the interest of the public health, welfare and safety.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. Notwithstanding any sewer surcharges for commercial utility customers as approved by the City Council or as required by any ordinance, including any ordinance adopted on the date of this ordinance, sewer surcharges are hereby reduced by the percentages shown in Exhibit A, attached hereto and made a part hereof for all purposes.

SECTION 2. The temporary reduction in sewer surcharges under Section 1 of this ordinance shall apply retroactively from March 26, 2020 and shall continue each month until: a) all COVID-19 related state and local orders limiting commercial business operations expire or are rescinded; or b) a new sampling event is conducted by the City's Water Quality Services Section to determine new sewer surcharges and such surcharges are approved by the City Council.

SECTION 3. If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

SECTION 4. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

SECTION 5. This ordinance will take effect after its passage, approval and adoption on second reading.

PASSED AND APPROVED on first reading on September 1, 2020.

PASSED, APPROVED AND ADOPTED on second reading on September 15, 2020.

Jane Hughson
Mayor

Attest:

Approved:

Tammy K. Cook
Interim City Clerk

Michael J. Cosentino
City Attorney

EXHIBIT A

Water Reduction Tiers	Total Businesses	Current Fee Reduced by
30 - 49% Decrease in Water Usage	49	30%
50 - 74% Decrease in Water Usage	57	50%
75% Decrease in Water Usage	48	75%
TOTAL	154	

City of San Marcos

City Council Meeting

August 4, 2020

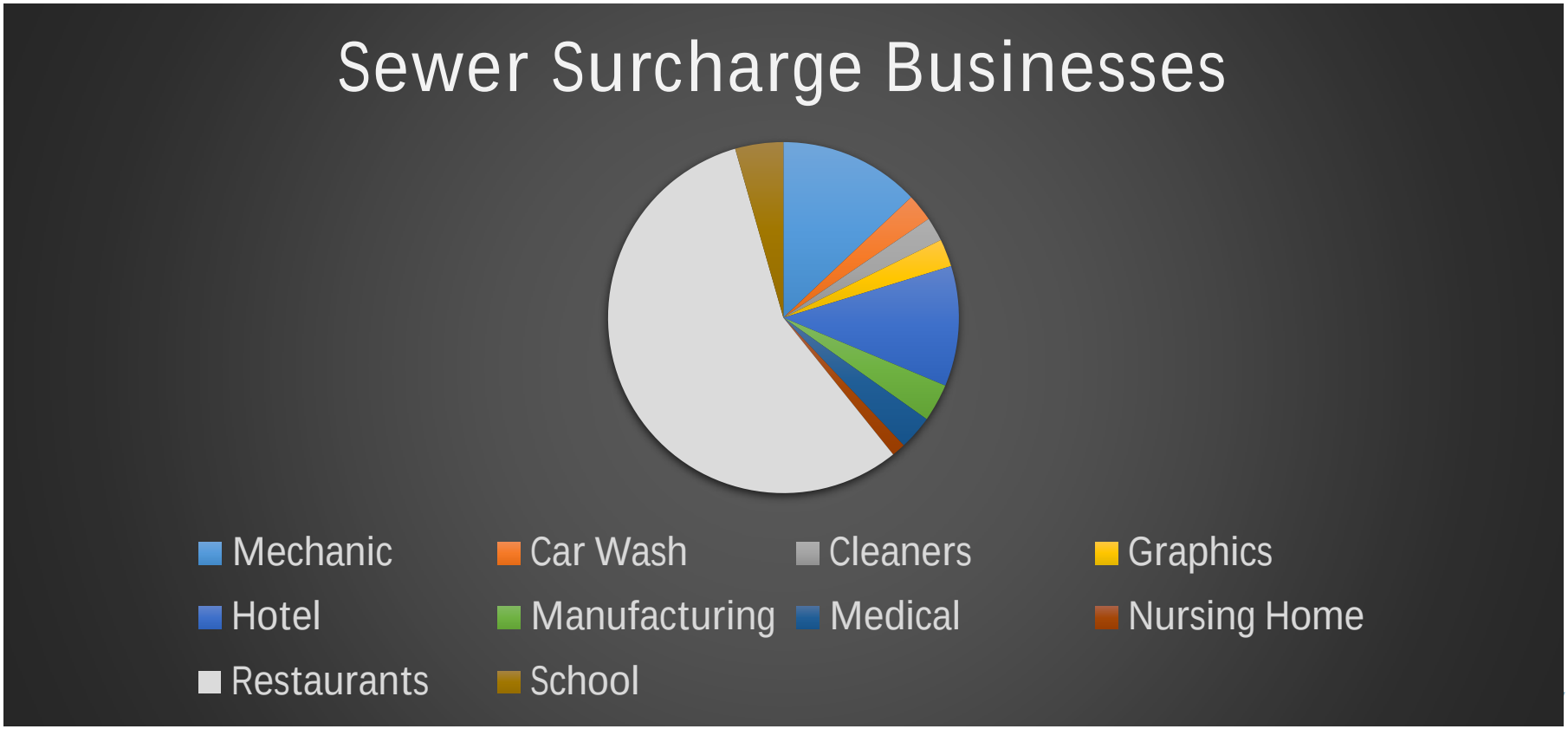
Purpose

- **To provide sewer surcharge fee relief for commercial customers affected by the COVID emergency orders:**
  - Provide tiered reimbursement based on decreased water usage
  - Assess a temporary flat monthly fee based on decreased water usage

Relevant Orders

- **March 19 (statewide)** – Avoid social gatherings in groups of more than 10; avoid eating or drinking at bars/restaurants or visiting gyms; closes schools
- **March 26 (Hays County)**– "Stay at Home, Work Safe' Order goes into effect; only essential activities and businesses allowed
  - **March 31 (statewide)** – similar Governor's order is issued
- **April 27, May 18, June 3 (statewide)** – Phased re-opening plans announced
- **June 26 (statewide)** – Reinstituted 50% occupancy limit for businesses, with some exceptions; bars and tubing services closed

What type of Businesses Pay Sewer Surcharge?



Emergency Order Effects

- From March 26, 2020 to present, businesses in San Marcos have been adversely affected by emergency orders yet continue to pay Sewer Surcharge Fees based upon normal operating conditions.
- When a business is closed or operating at a reduced capacity, it discharges a lower wastewater volume than when the surcharge fee was assessed and potentially has a lower contaminant level (COD).
- By utilizing the water usage of the businesses during the shutdown, a new temporary flat fee can be assessed for businesses. The new temporary flat fee will be applied retroactively from 3/26/20 to the customer's monthly bill until the following occurs: (1) all relevant emergency orders are rescinded and business operations are no longer restricted; or (2) a new sampling event is conducted by the City's Water Quality Services Section to determine a new fee.

Data Analysis Timeline

- As water usage for each account is metered and billed monthly after the fact, the needed consumption data to assess the effects of the shutdown and restriction orders lags by 45 to 60 days.
- The data was available in mid-June to have confidence in the determination of actual impact to individual businesses under the emergency orders.
- The analysis and policy formulation on appropriate relief was conducted June and July.

How is the water reduction percentage determined?

- Averaged the monthly water usage from March 2019 – February 2020 with help from Utility Billing
- Compared this average with actual water usage by customer during the month of May 2020

Water Reduction Tiers	Total Businesses	Current Fee Reduced by
30 - 49% Decrease in Water Usage	49	30%
50 - 74% Decrease in Water Usage	57	50%
75% Decrease in Water Usage	48	75%
TOTAL	154	

Example of Temporary Flat Fee Assessment

Homer's Doughnuts:

- Current Surcharge fee = $100/month;
- Homer's Doughnuts water usage dropped from 20,000 gal avg. to 2,500 gal for April 2020 and 4,000 gal in May 2020. Since the water usage is >75% decrease, the temporary discounted surcharge monthly fee will be $25.

Projected Cost of Reimbursement Per Month

Discount Tiers	Total Businesses	Current Surcharge Collected	Monthly Reimbursement Cost
30 - 49% Decrease in Water Usage	49	$10,008.72	-$3,002.62
50 - 74% Decrease in Water Usage	57	$14,459.45	-$7,229.73
75% Decrease in Water Usage	48	$16,634.45	-$12,475.83
TOTAL	154	$41,102.62	-$22,708.18

File #: Res. 2020-192R, **Version:** 1

AGENDA CAPTION:

Consider approval of Resolution 2020-192R, approving the San Marcos Transit Plan, also referred to as the Five-Year Strategic Plan for Transit Service; and declaring an effective date.

Meeting date: September 15, 2020

Department: General Services

Amount & Source of Funding

Funds Required: NA
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: Approval of the Five Year Strategic Plan for Transit Service contract to Nelson-Nygaard Consulting in the amount not to exceed $180,000.

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

Multi Modal Transportation

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 - Multimodal transportaion network to improve accessibility and mobility, minimize congestion and reduce pollution

☐ 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 Five Year Transit Strategic Plan is a multi-agency initiative of the City, Texas State University, and Texas Department of Transportation-Public Transportation Division
- The purpose of the Strategic Plan is to provide recommendations to coordinate the City's transit system and Texas State University's Bobcat Shuttle
- The Strategic plan staff team and Nelson-Nygaard held a kick-off meeting for the Five Year Transit Strategic Plan on July 30, 2019
- The first round of public outreach was conducted October 1-2, 2019 which included three public meetings, a stakeholder meeting, and a meeting of Council's Multimodal Transit Committee
- The second round of public outreach was conducted January 28-29, 2020 which included three public meetings, a stakeholder meeting, and a meeting of Council's Multimodal Transit Committee
- Council received a work session presentation on the key elements of the Strategic Plan on June 2, 2020 and provided direction to staff

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 Transit Plan.

RESOLUTION NO. 2020- R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS APPROVING THE SAN MARCOS TRANSIT PLAN, ALSO REFERRED TO AS THE FIVE-YEAR STRATEGIC PLAN FOR TRANSIT SERVICE; AND DECLARING AN EFFECTIVE DATE.

RECITALS:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

PART 1. The attached San Marcos Transit Plan is hereby approved and adopted.

PART 2. This resolution shall be in full force and effect from and after its passage.

ADOPTED on September 15, 2020.

Jane Hughson
Mayor

Attest:

Tammy K. Cook
Interim City Clerk

SAN MARCOS TRANSIT PLAN

August 2020

NELSON
NYGAARD

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Cover photo credit: Stacy Rickard

1 INTRODUCTION AND SUMMARY

This plan will improve transit for the entire community.

The San Marcos Transit Plan identifies the opportunities and challenges associated with transit today based on community feedback and detailed analysis. The plan provides an aspirational roadmap to coordinate and enhance transit in San Marcos over the next several years. This chapter sets the stage for the plan by summarizing key findings and recommendations.

OVERVIEW

History of Transit in San Marcos

Capital Area Rural Transportation System (CARTS) began providing demand-response service to residents of San Marcos in the 1980s. After determining a need for a more extensive system, CARTS introduced fixed-route bus service to San Marcos in 1996. In 2001, CARTS opened San Marcos Station, an intermodal facility serving local bus, CARTS regional transit, Greyhound, and Amtrak. CARTS maintained the role of direct recipient of federal and state transit funds for the San Marcos urbanized area until October 2019, when the City of San Marcos assumed the role.

Existing Transit in San Marcos

The City of San Marcos partners with CARTS to provide weekday fixed-route and paratransit service in San Marcos. Paratransit service is limited to San Marcos residents that are unable to ride fixed-route service due to a physical or functional disability, as well as seniors age 65 or older.

Bobcat Shuttle is managed by Texas State University Transportation Services. The primary purpose of the Bobcat Shuttle is to transport students between student housing and on-campus destinations when classes or finals are in session. Bobcat Shuttle is funded by student fees and a portion of faculty/staff parking permit fees. Bobcat Shuttle is open to Texas State University students, faculty, staff, and the general public.

CARTS provides weekday regional intercity bus service between Austin and San Marcos with stops at San Marcos Station, Texas State University, and Tanger Outlets.

Shared Vision of a Coordinated Transit System

The City of San Marcos and Texas State University are interested in coordinating their transit systems to leverage federal and state grant funding opportunities and expand transit access for the entire community. In February 2019, the City and University completed a Coordinated Transit Study, which recommended that the City become the direct recipient of state and federal transit funds for the San Marcos urbanized area, and for both entities to coordinate transit systems.

SYSTEM COMPARISON

	San Marcos Transit	Bobcat Shuttle
Service Availability	**Year-Round** Monday-Friday 7:00 a.m. – 8:00 p.m.	**Fall and spring semesters** Monday-Thursday 7:00 a.m. – 11:00 p.m. Friday 7:00 a.m. – 6:30 p.m. Saturday 11:00 a.m. – 6:30 p.m. **Summer semester** Monday-Friday 7:00 a.m. – 5:30 p.m.
Routes	7	11 daytime routes 7 evening routes 4 late night routes 5 Saturday routes
Vehicles in service	10	48
Bus stops	118	40
Weekday ridership	350	17,000
Funding sources	Federal, state, and local	Student fees

EXISTING CHALLENGES

Ridership impacts of COVID-19.

The City of San Marcos reduced operating hours and frequencies of fixed-route and paratransit service for a four-month period in response to the initial COVID-19 outbreak. Fares were also eliminated during this period and the system remains fare-free during the development of this report. Social distancing measures were implemented on buses and at San Marcos Station, including limiting the number of available seats and requiring face coverings. Texas State University also adjusted operating hours, reduced frequencies, and limited seating on Bobcat Shuttle routes. CARTS continued regular service on interurban Route 1510 (Austin-San Marcos) but suspended service on interurban Route 1517 (Austin-Texas State University) for a 4-month period. Due to changes in employment, enrollment, activity, and attitudes it is unclear if transit demand and ridership will return to levels prior to COVID-19.

Infrequent local service.

Municipal bus service in San Marcos has historically been scarce in terms of frequency, hours of operation, and days of service. Prior to 2015, San Marcos Transit consisted of ten routes providing hourly service. In January 2015, the system was restructured based on recommendations from the previous transit plan. Several routes were consolidated, and 30-minute service was introduced on two of five routes, or approximately 55% of bus stops in the city.

Limited street connectivity and pedestrian barriers.

The City of San Marcos has nineteen at-grade Union Pacific Railroad crossings that impact transit schedule reliability. Interstate 35 and its parallel frontage roads span the entire 12.5-mile length of the city with only ten overpasses and underpasses. The Union Pacific Railroad and I-35 system along with high-speed state highways, farm-to-market roads, and ranch roads create significant barriers to transit. Gaps in the sidewalk and bike network further limit access to transit.

An isolated transit hub.

San Marcos Station is the primary transfer point for San Marcos Transit, CARTS regional service, Greyhound, and Amtrak. The station location is situated approximately ½-mile south of Downtown San Marcos between two tracks and adjacent to a one-way road, resulting in out-of-direction travel, frequent train delays, and impacts to speed and reliability.

Divergent transit services.

San Marcos Transit bus service is currently designed to provide San Marcos residents with access to a variety of destinations across the city on weekdays only. Service levels and ridership are low in comparison with peer cities. Complementary paratransit service connects individuals not able to ride the bus with pre-scheduled point-to-point transportation.

Bobcat Shuttle is designed to transport students between university housing or private apartments and several points on campus. Service levels and availability are tied to the university academic calendar. Connectivity between San Marcos Transit and Bobcat Shuttle routes is limited to a few on-street locations.

COMMUNITY PARTICIPATION

Community participation was essential to the development of this plan.

Two rounds of community outreach were held to obtain feedback on existing services and proposed service and capital improvements. Outreach activities included:

- Community meetings at the San Marcos Activity Center
- Pop-up meetings at San Marcos Station and the Texas State University Quad
- Online surveys
- Stakeholder discussions

Engagement activities revealed several different perspectives and priorities. Community members identified multiple challenges with existing services and requested specific desired improvements. The three main categories of community members were San Marcos Transit riders, Texas State University students, and community stakeholders.

San Marcos Transit Riders

Over the course of two rounds of direct outreach at San Marcos Station and multiple online surveys, existing San Marcos Transit riders expressed a strong desire for weekend service, more bus stop shelters, the elimination of fares, and the addition of an app with real-time arrival information. Existing riders also expressed support for proposed route changes and the relocation of local route connections from San Marcos Station to the conceptual Downtown Transit Plaza.

Texas State University Students

Texas State University students were engaged directly at the Quad and through an online survey. Several respondents voiced a desire for transit access to locations other than campus, such as grocery stores and areas of employment. Texas State University students also desire more frequent service and more service on weekends.

Stakeholders

Representatives of various community groups, social service agencies, major employers, as well as San Marcos Area Chamber of Commerce and the San Marcos Consolidated Independent School District were invited to two stakeholder discussions. The first discussion focused on transit challenges and opportunities. Several stakeholders expressed a desire for bus stop accessibility improvements, more bus stops shelters, expanded service coverage, and better rider information.

The second discussion was held to share information on proposed coordination strategies, route changes, and the conceptual Downtown Transit Plaza. Stakeholders expressed a strong desire for more frequent service on local (non-university) routes. Stakeholder also suggested that a coordinated transit system may provide an opportunity to bridge the social gap between San Marcos residents and the Texas State community.

KEY OPPORTUNITIES

Qualify for additional Federal funding.

Federal Transit Administration (FTA) Small Transit Intensive Communities (STIC) funding is awarded to small urban transit operators that exceed specific performance measures. By voluntarily reporting its ridership to the FTA, Texas State University helped the City of San Marcos qualify for $1.3M in FY 2019 and $1.4M in FY 2020. The City of San Marcos did not previously qualify for STIC funding. STIC funding may be used for operations, vehicle replacement, planning, engineering, design, and capital projects.

Expand transit access for the entire community.

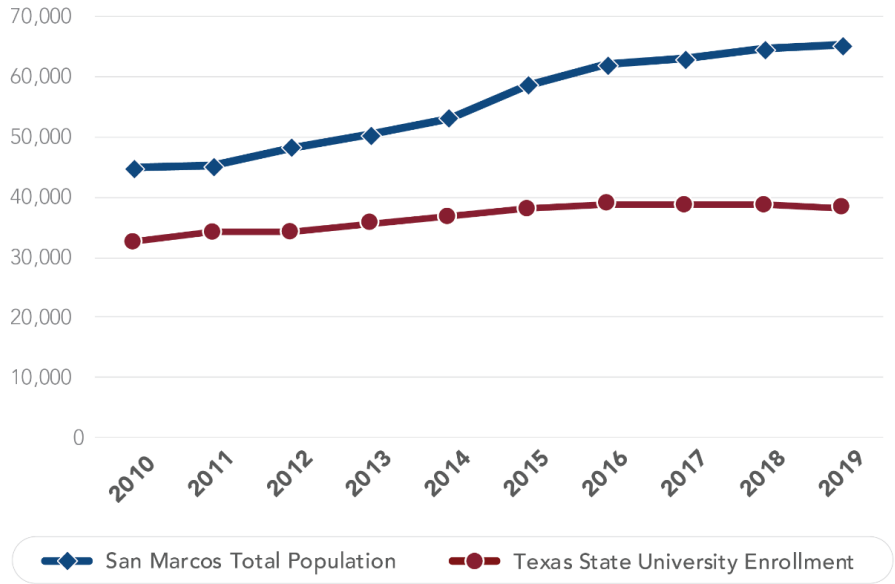
Employment and social services destinations not currently served by San Marcos Transit include an Amazon Fulfillment Center and the Village of San Marcos, which is home to San Marcos Women, Infants, and Children (WIC), Any Baby Can, Community Action of Central Texas, and the San Marcos-Hays County Family Justice Center. The Hays County Area Food Bank has plans to construct a 60,000 square foot distribution center at the Village campus. Texas State University students also expressed in interested in direct transit access to shopping destinations.

Improve multimodal connectivity.

Relocating San Marcos Transit connections to downtown would be a major step towards achieving the Comprehensive Plan's objective of creating a connected network of efficient, safe, and convenient multimodal transportation options.

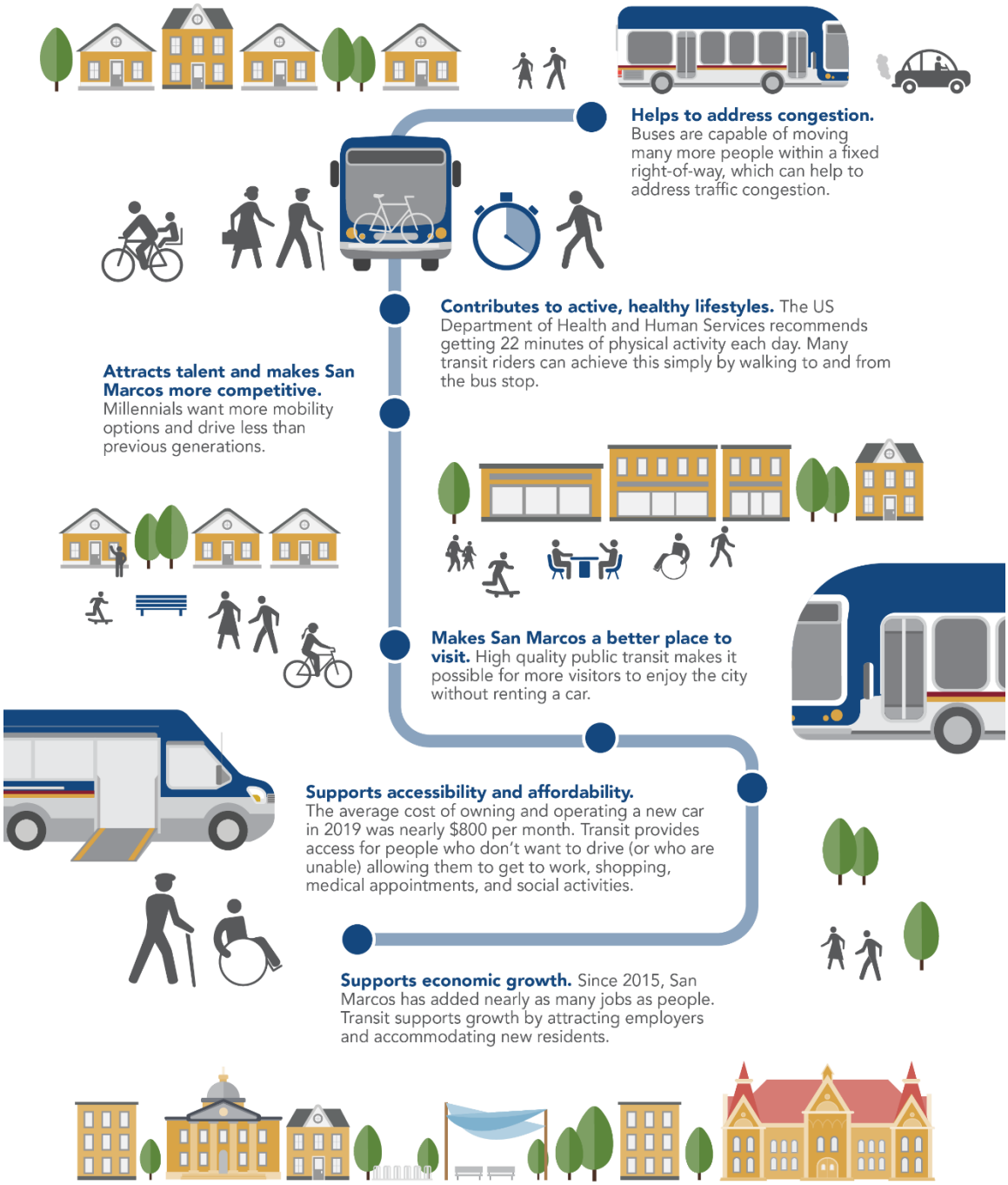
Respond to continued population and enrollment growth.

Over the past decade, San Marcos' population has increased at a greater rate than Texas State University's student enrollment. The rapidly growing non-student population will likely increase demand for local bus service.



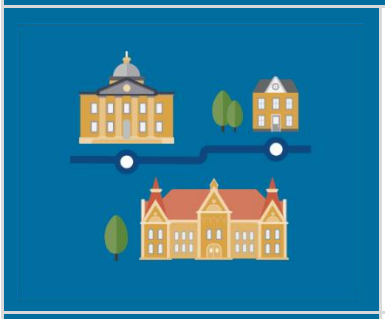
Sources: US Census, Texas State University

COMMUNITY BENEFITS OF TRANSIT



Source: US Census

KEY RECOMMENDATIONS

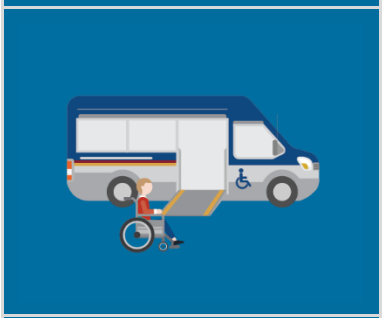


Adopt service expansion plan

Adjust routes to serve emerging destinations, increase hours and frequency of service, and operate city routes on weekends.

Establish a Downtown Transit Plaza

Relocate local route connections from San Marcos Station to downtown to improve access to employment and Texas State University.

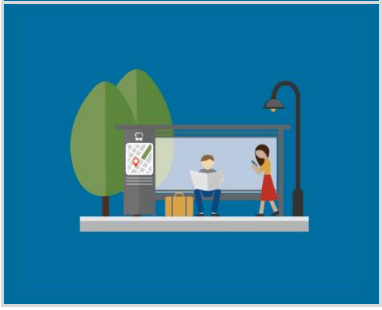


Adopt a paratransit policy

Enact new policies to reduce costs and ensure the system is benefitting the people that need it the most.

Eliminate on-board fare collection

Eliminate on-board fare collection for City of San Marcos transit and paratransit services to remove cost barriers, attract new riders, and eliminate the need for costly fare collection equipment on new buses.



Upgrade and standardize bus stops

Improve rider comfort and safety by upgrading amenities and information at bus stops.

KEY RECOMMENDATIONS

Improve pedestrian access

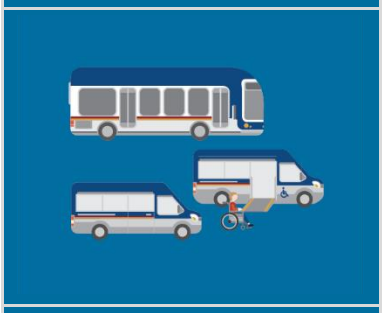
Coordinate with Streets/Sidewalks division to improve access to transit. Coordinate with Traffic division to implement spot improvements at challenging intersections and priority treatments along major transit corridors.

Enter into an interlocal agreement with Texas State University

Establish an equitable formula and timeline for sharing transit funds awarded to the San Marcos urbanized area. The City of San Marcos is willing to work with Texas State University in obtaining FTA grantee status if desired.

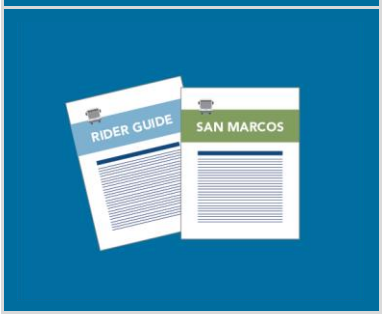
Offer a real-time bus arrival app

Texas State University offers an app that provides real-time arrival predictions that is widely used by Bobcat Shuttle riders. Make the same app or a similar app available to San Marcos Transit riders.



Develop a unified brand

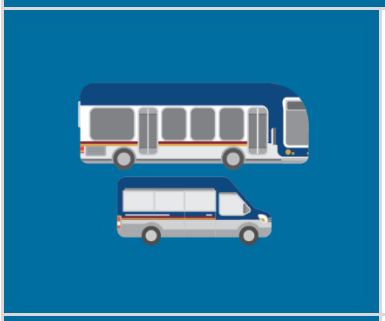
Partner with Texas State University to develop a single brand to make it easier for existing and potential riders to take advantage of complimentary transit services.



Expand marketing and communications

Strategic marketing and communications can attract new riders, maximize customer satisfaction, and build support from community members and local businesses.

KEY RECOMMENDATIONS



Upgrade and right-size fleet

Replace aging vehicles with modern, low-floor, accessible vehicles. Assign the appropriate vehicles for each service type. Moving the University's fleet from a leased fleet to an owned fleet is a priority of fleet enhancement.

Design and construct an operations and maintenance facility

Reduce the operational cost of contracted services by investing in a facility that can accommodate the transit operation.

Design and construct a Downtown Transit Center

Upgrade the Downtown Transit Plaza to a permanent facility with an indoor waiting area, customer service desk, restrooms, operator break room, and other amenities.

2 SERVICE PLAN

PHASE 1

A more frequent and better-connected route network

The first phase of the service plan features several route improvements and schedule adjustments bundled into one package. Route and schedule changes include:

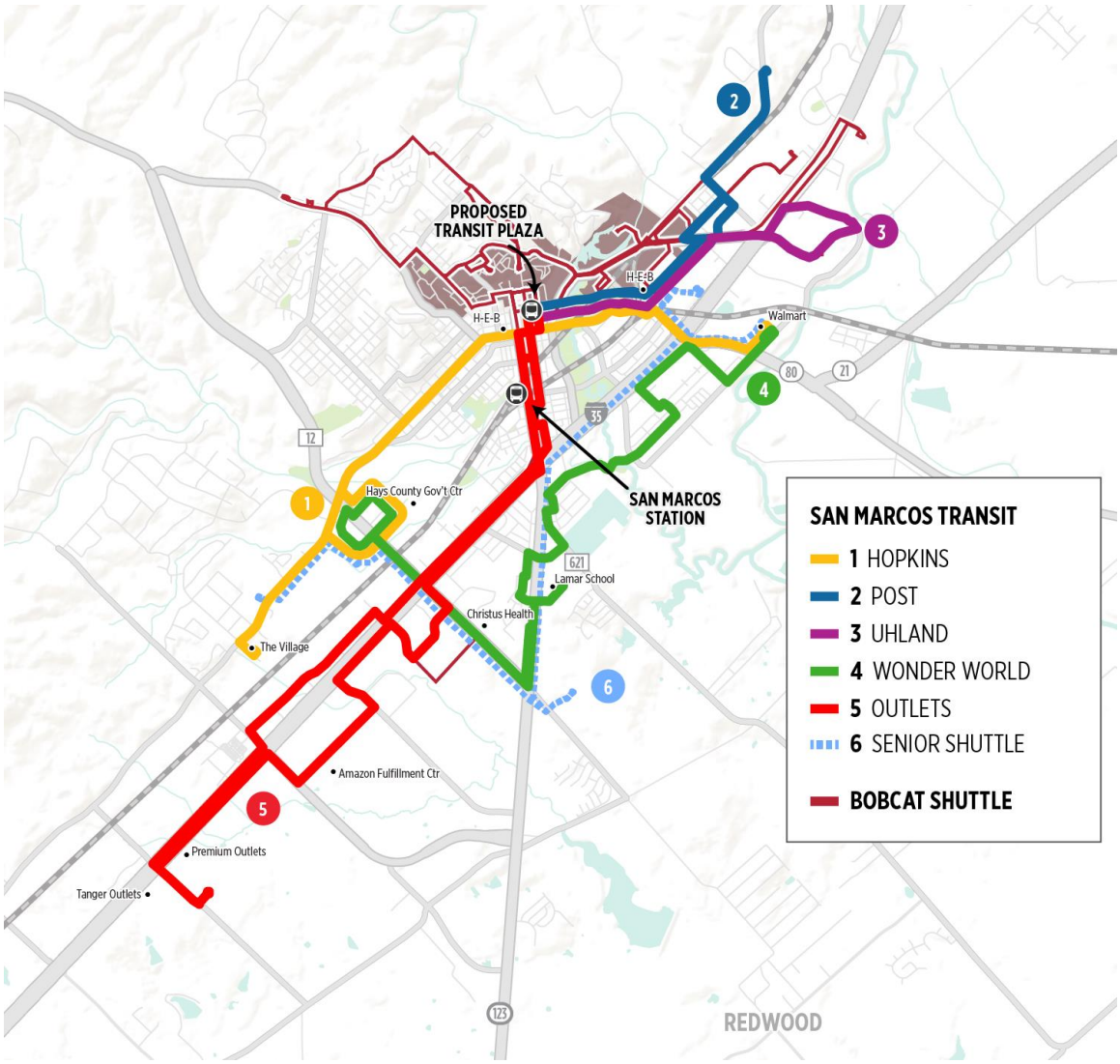
- Realign Route 1 to serve The Village and the proposed Transit Plaza.
- Realign Route 2 to improve operational safety and serve the proposed Transit Plaza.
- Realign Route 3 to serve the proposed Transit Plaza.
- Extend Route 4 to provide all-day service to the Sunrise Village neighborhood and Lamar School. Extend Route 4 to Hays County Government Center and Hunter Road to provide connectivity to Route 1.
- Realign Route 5 to serve the Amazon Fulfillment Center, Red Oak Village shopping center, and apartments along Wonder World Drive. Eliminate the existing segment of Route 5 north of downtown San Marcos due to low ridership and overlap with Bobcat Shuttle routes.
- Eliminate existing Route 6 Guadalupe/Redwood and Route 7 Bishop due to low ridership.
- Rename the existing Senior Shopper as Route 6 Senior Shuttle and double service from twice a week to four days a week.
- End service at 7:00 p.m. for Routes 1-5.

Phase 1 requires 7% more hours than the existing system.

Phase 1 Service Summary

Route	Span	Headway				Daily Hours	Peak Vehicles
		Morning	Midday	Aftemoon	Evening		
Weekday							
1 Hopkins	7:00 a.m. - 7:00 p.m.	60	30	30	60	20	2
2 Post	7:00 a.m. - 7:00 p.m.	60	60	60	60	12	1
3 Uhland	7:00 a.m. - 7:00 p.m.	60	60	60	60		
4 Wonder World	7:00 a.m. - 7:00 p.m.	60	30	30	60	20	2
5 Outlets	7:00 a.m. - 7:00 p.m.	60	30	30	60	20	2
6 Senior Shuttle	9:30 a.m. - 2:30 p.m.	N/A	90	90	N/A	5	1

Phase 1 Route Network



PHASE 2

Saturday service

Phases 2-5 build upon the new route network by increasing days, hours, and frequency of service.

Phase 2 introduces Saturday service on all routes, except the Senior Shuttle. Saturday service provides existing and potential riders with access to employment, shopping, and recreational destinations. Phase 2 requires 12% more hours than Phase 1.

Phase 2 Service Summary

Route	Span	Headway				Daily Hours	Peak Vehicles
		Morning 7a-9a	Midday 9a-3p	Afternoon 3p-5p	Evening 5p-7p		
Weekday							
1 Hopkins	7:00 a.m. - 7:00 p.m.	60	30	30	60	20	2
2 Post	7:00 a.m. - 7:00 p.m.	60	60	60	60	12	1
3 Uhland	7:00 a.m. - 7:00 p.m.	60	60	60	60		
4 Wonder World	7:00 a.m. - 7:00 p.m.	60	30	30	60	20	2
5 Outlets	7:00 a.m. - 7:00 p.m.	60	30	30	60	20	2
6 Senior Shuttle	9:30 a.m. - 2:30 p.m.	N/A	60	60	N/A	5	1
Saturday							
1 Hopkins	8:00 a.m.- 6:00 p.m.	60	60	60	60	10	1
2 Post	8:00 a.m.- 6:00 p.m.	60	60	60	60	10	1
3 Uhland	8:00 a.m.- 6:00 p.m.	60	60	60	60		
4 Wonder World	8:00 a.m.- 6:00 p.m.	60	60	60	60	10	1
5 Outlets	8:00 a.m.- 6:00 p.m.	60	60	60	60	10	1

PHASE 3

Later weeknight service

Phase 3 extends weeknight service by two hours for all routes, except the Senior Shuttle. Phase 3 requires 10% more hours than Phase 2.

Phase 3 Service Summary

Route	Span	Headway				Daily Hours	Peak Vehicles
		Morning 7a-9a	Midday 9a-3p	Afternoon 3p-5p	Evening 5p-9p		
Weekday							
1 Hopkins	7:00 a.m. - 9:00 p.m.	60	30	30	60	22	2
2 Post	7:00 a.m. - 9:00 p.m.	60	60	60	60	14	1
3 Uhland	7:00 a.m. - 9:00 p.m.	60	60	60	60		
4 Wonder World	7:00 a.m. - 9:00 p.m.	60	30	30	60	22	2
5 Outlets	7:00 a.m. - 9:00 p.m.	60	30	30	60	22	2
6 Senior Shuttle	9:30 a.m. - 2:30 p.m.	N/A	60	60	N/A	5	1
Saturday							
1 Hopkins	8:00 a.m.- 6:00 p.m.	60	60	60	60	10	1
2 Post	8:00 a.m.- 6:00 p.m.	60	60	60	60	10	1
3 Uhland	8:00 a.m.- 6:00 p.m.	60	60	60	60		
4 Wonder World	8:00 a.m.- 6:00 p.m.	60	60	60	60	10	1
5 Outlets	8:00 a.m.- 6:00 p.m.	60	60	60	60	10	1

PHASE 4

More frequent service on weekday mornings and evenings

Phase 4 improves morning and afternoon frequencies on Routes 1 and 4 while also increasing Route 5 frequency during the evening. Phase 4 requires 17% more hours than Phase 3.

Phase 4 Service Summary

Route	Span	Headway				Daily Hours	Peak Vehicles
		Morning 7a-9a	Midday 9a-3p	Afternoon 3p-5p	Evening 5p-9p		
Weekday							
1 Hopkins	7:00 a.m. - 9:00 p.m.	30	30	30	30	28	2
2 Post	7:00 a.m. - 9:00 p.m.	60	60	60	60	14	1
3 Uhland	7:00 a.m. - 9:00 p.m.	60	60	60	60		
4 Wonder World	7:00 a.m. - 9:00 p.m.	30	30	30	30	28	2
5 Outlets	7:00 a.m. - 9:00 p.m.	60	30	30	30	26	2
6 Senior Shuttle	9:30 a.m. - 2:30 p.m.	N/A	60	60	N/A	5	1
Saturday							
1 Hopkins	8:00 a.m.- 6:00 p.m.	60	60	60	60	10	1
2 Post	8:00 a.m.- 6:00 p.m.	60	60	60	60	10	1
3 Uhland	8:00 a.m.- 6:00 p.m.	60	60	60	60		
4 Wonder World	8:00 a.m.- 6:00 p.m.	60	60	60	60	10	1
5 Outlets	8:00 a.m.- 6:00 p.m.	60	60	60	60	10	1

PHASE 5

Frequent service throughout the day on Route 1.

Phase 5 improves midday and afternoon frequencies on Route 1 from 30 minutes to 15 minutes. Phase 5 requires 14% more hours than Phase 4.

Phase 5 Service Summary

Route	Span	Headway				Daily Hours	Peak Vehicles
		Morning 7a-9a	Midday 9a-3p	Afternoon 3p-5p	Evening 5p-9p		
Weekday							
1 Hopkins	7:00 a.m. - 9:00 p.m.	30	15	15	30	44	4
2 Post	7:00 a.m. - 9:00 p.m.	60	60	60	60	14	1
3 Uhland	7:00 a.m. - 9:00 p.m.	60	60	60	60		
4 Wonder World	7:00 a.m. - 9:00 p.m.	30	30	30	30	28	2
5 Outlets	7:00 a.m. - 9:00 p.m.	60	30	30	30	26	2
6 Senior Shuttle	9:30 a.m. - 2:30 p.m.	N/A	60	60	N/A	5	1
Saturday							
1 Hopkins	8:00 a.m.- 6:00 p.m.	60	60	60	60	10	1
2 Post	8:00 a.m.- 6:00 p.m.	60	60	60	60	10	1
3 Uhland	8:00 a.m.- 6:00 p.m.	60	60	60	60		
4 Wonder World	8:00 a.m.- 6:00 p.m.	60	60	60	60	10	1
5 Outlets	8:00 a.m.- 6:00 p.m.	60	60	60	60	10	1

DETAILED ROUTE DESCRIPTIONS

Route 1 Hopkins

The proposed Route 1 is different than the existing Route 1 in three ways:

- Service along Wonder World Drive is eliminated.
- Service is extended further south on Hunter Road to The Village.
- The route is deviated to the proposed Transit Plaza.

Route 1 continues to serve several major destinations across San Marcos, including Hays County Government Center, downtown San Marcos, San Marcos Public Library, San Marcos Activity Center, and Walmart. The deviation to the proposed Transit Plaza brings the route to the edge of the Texas State University campus.

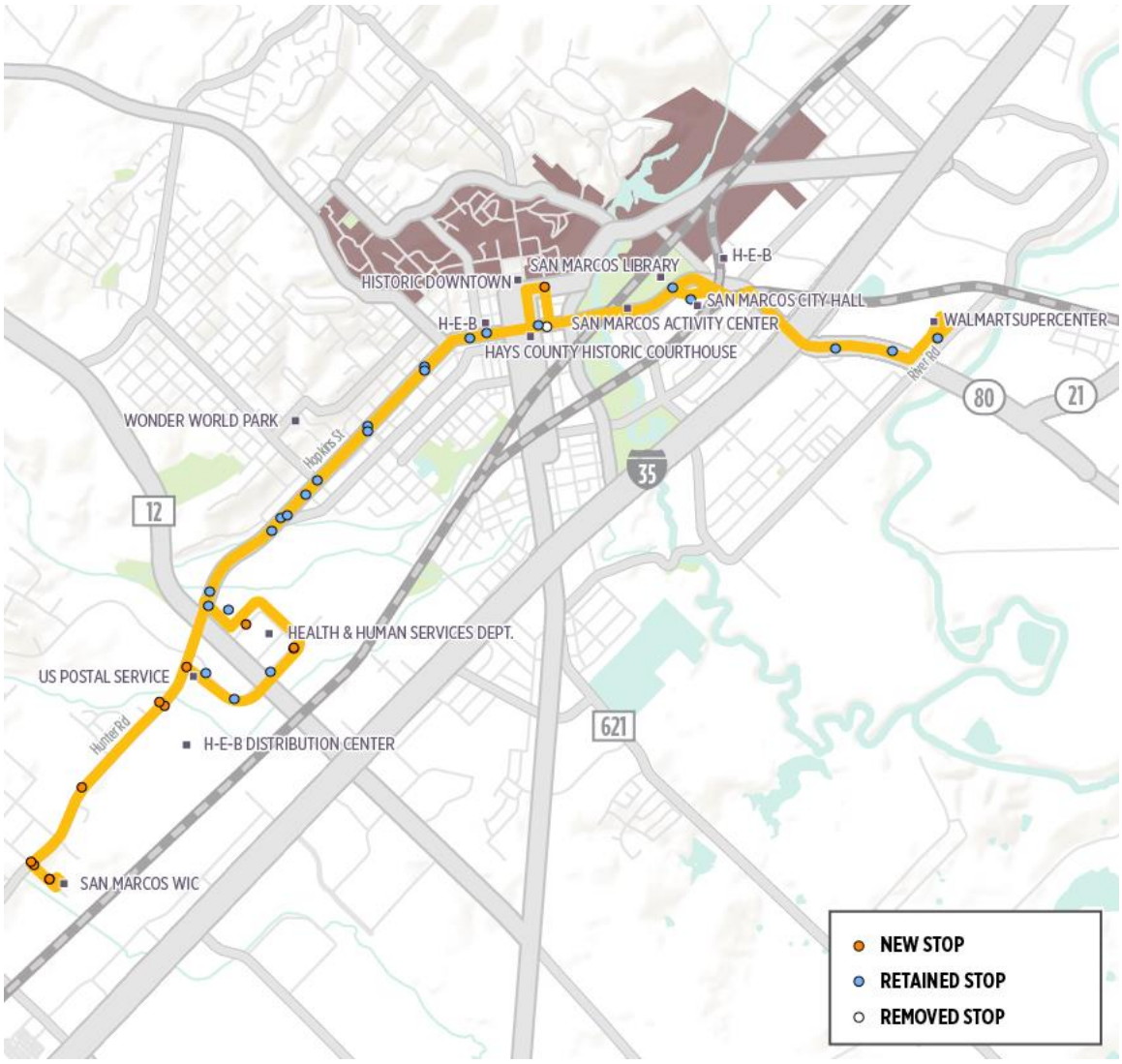
The deviation onto Stagecoach Trail and Dutton Drive continues in both directions. The portion of the old route that served Wonder World Drive would be served by the new Route 4.

Saturday service commences in Phase 2. Weekday service is extended to 9:00 p.m. during Phase 3. Weekday headways are improved during Phases 4 and 5.

Route 1 Service Summary

Phase	Span	Headway				Daily Hours	Peak Vehicles
		Morning 7a-9a	Midday 9a-3p	Afternoon 3p-5p	Evening 5p-9p		
Weekday							
1	7:00 a.m. - 7:00 p.m.	60	30	30	60	20	2
2	7:00 a.m. - 7:00 p.m.	60	30	30	60	20	2
3	7:00 a.m. - 9:00 p.m.	60	30	30	60	22	2
4	7:00 a.m. - 9:00 p.m.	30	30	30	30	28	2
5	7:00 a.m. - 9:00 p.m.	30	15	15	30	44	4
Saturday							
1	No Service	N/A	N/A	N/A	N/A	0	0
2	8:00 a.m. - 6:00 p.m.	60	60	60	60	10	1
3	8:00 a.m. - 6:00 p.m.	60	60	60	60	10	1
4	8:00 a.m. - 6:00 p.m.	60	60	60	60	10	1
5	8:00 a.m. - 6:00 p.m.	60	60	60	60	10	1

Route 1 Hopkins



Routes 2 Post and 3 Uhland

Routes 2 and 3 share the same alignment between downtown San Marcos and Aquarena Springs Road. One vehicle is utilized to operate both routes. The vehicle alternates between Routes 2 and 3, creating two branches, Route 2 to the northeast and Route 3 to the east, each served hourly. The shared portion of the routes has 30-minute service.

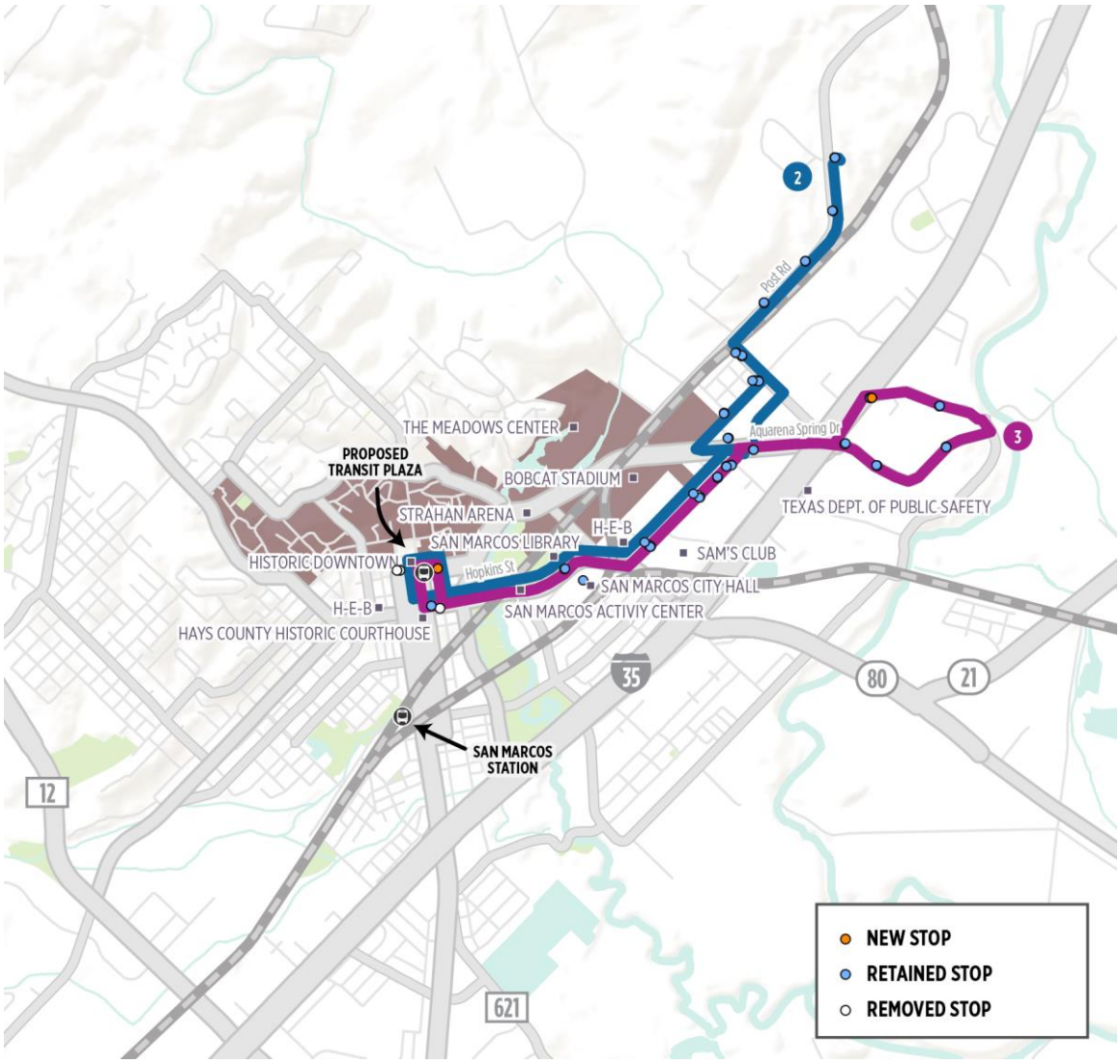
Routes 2 and 3 are realigned from San Marcos Station to the proposed Transit Plaza. Route 2 also has a minor adjustment north of Aquarena Springs Road in the northbound direction to improve operational safety. The Route 3 alignment does not change north of downtown San Marcos.

Saturday service is added in Phase 2. Weekday service is extended to 9:00 p.m. during Phase 3.

Routes 2 and 3 Service Summary

Phase	Span	Headway				Daily Hours	Peak Vehicles
		Morning 7a-9a	Midday 9a-3p	Afternoon 3p-5p	Evening 5p-9p		
Weekday							
1	7:00 a.m. - 7:00 p.m.	60	60	60	60	12	1
2	7:00 a.m. - 7:00 p.m.	60	60	60	60	12	1
3	7:00 a.m. - 9:00 p.m.	60	60	60	60	14	1
4	7:00 a.m. - 9:00 p.m.	60	60	60	60	14	1
5	7:00 a.m. - 9:00 p.m.	60	60	60	60	14	1
Saturday							
1	No Service	N/A	N/A	N/A	N/A	0	0
2	8:00 a.m. - 6:00 p.m.	60	60	60	60	10	1
3	8:00 a.m. - 6:00 p.m.	60	60	60	60	10	1
4	8:00 a.m. - 6:00 p.m.	60	60	60	60	10	1
5	8:00 a.m. - 6:00 p.m.	60	60	60	60	10	1

Routes 2 Post and 3 Uhland



Route 4 Wonder World

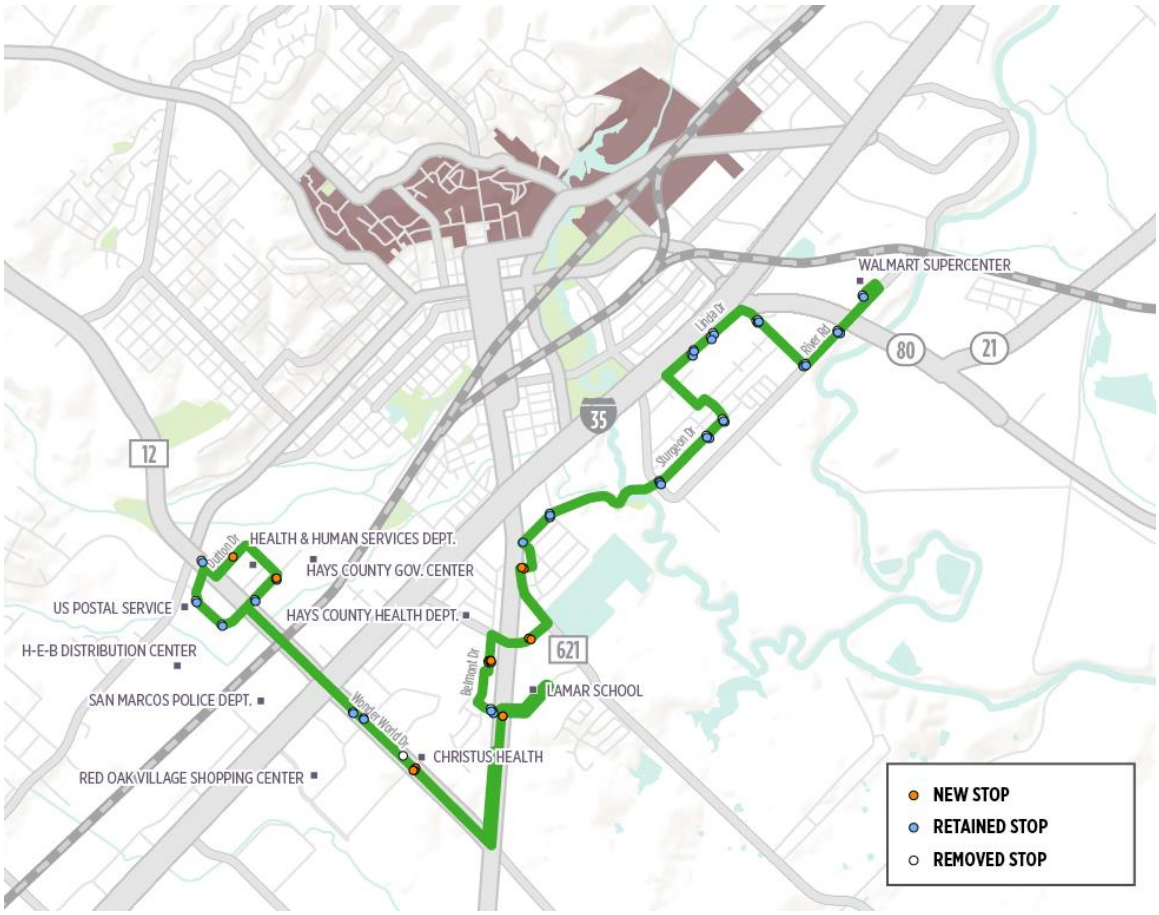
Route 4 is extended south to Guadalupe Street to provide all-day service to Sunrise Village and Lamar School. The route is also extended along Wonder World Drive to replace segments currently served by Route 1 Hopkins. Destinations along this segment include Christus Health, Hays County Government Center, and the Post Office.

Saturday service is added in Phase 2. Weekday service is extended to 9:00 p.m. during Phase 3. Weekday headways are improved during Phase 4.

Route 4 Service Summary

Phase	Span	Headway				Daily Hours	Peak Vehicles
		Morning 7a-9a	Midday 9a-3p	Afternoon 3p-5p	Evening 5p-9p		
Weekday							
1	7:00 a.m. - 7:00 p.m.	60	30	30	60	20	2
2	7:00 a.m. - 7:00 p.m.	60	30	30	60	20	2
3	7:00 a.m. - 9:00 p.m.	60	30	30	60	22	2
4	7:00 a.m. - 9:00 p.m.	30	30	30	30	28	2
5	7:00 a.m. - 9:00 p.m.	30	30	30	30	28	2
Saturday							
1	No Service	N/A	N/A	N/A	N/A	0	0
2	8:00 a.m. - 6:00 p.m.	60	60	60	60	5	1
3	8:00 a.m. - 6:00 p.m.	60	60	60	60	5	1
4	8:00 a.m. - 6:00 p.m.	60	60	60	60	5	1
5	8:00 a.m. - 6:00 p.m.	60	60	60	60	5	1

Route 4 Wonder World



Route 5 Outlets

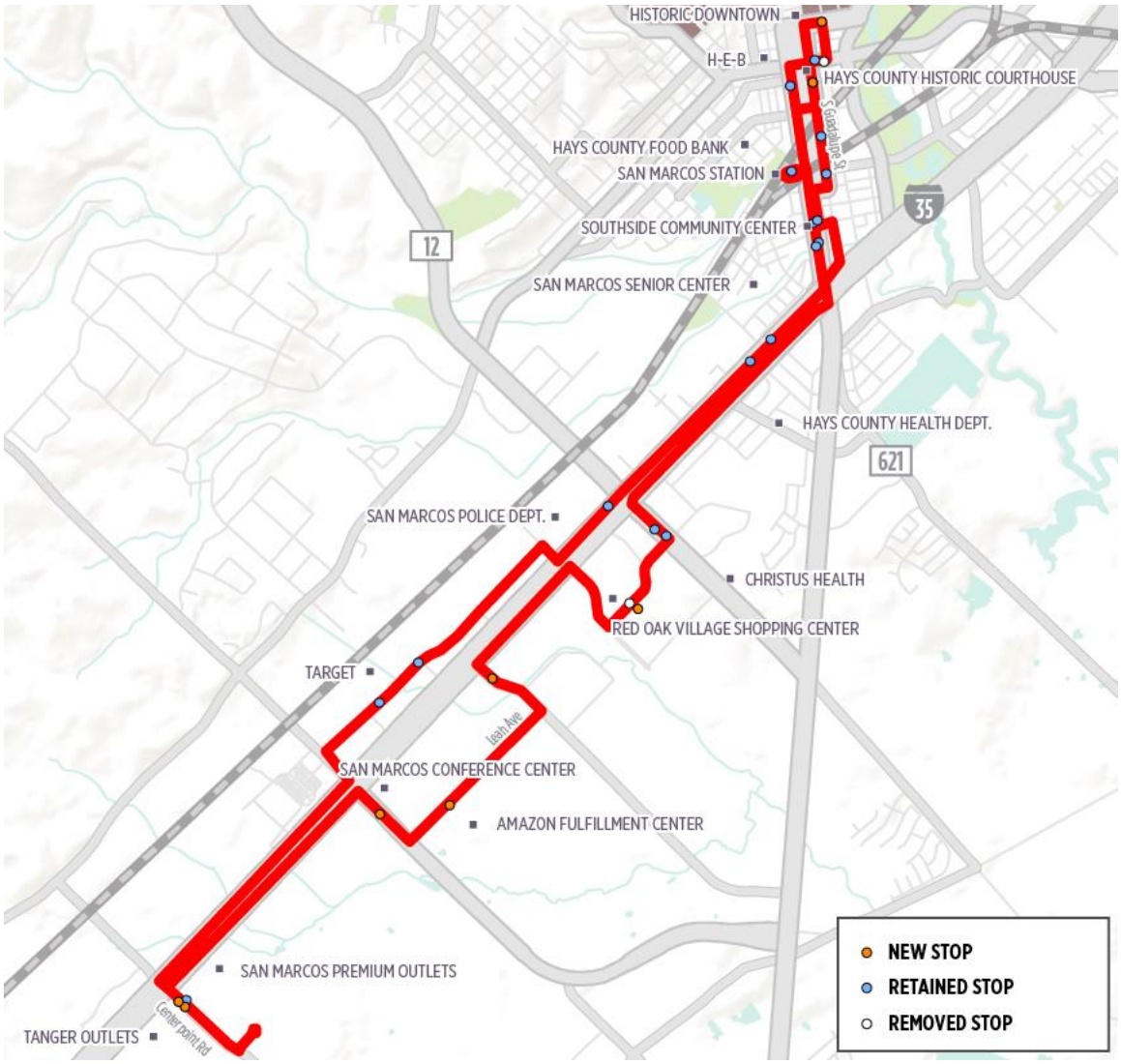
Route 5 is shortened to the proposed Transit Plaza, eliminating segments north of Texas State University that overlap with Bobcat Shuttle routes. Route 5 is extended to the Amazon Fulfillment Center and Red Oak Village Shopping Center east of I-35. Major destinations along Route 5 include San Marcos Station, Target, Tanger Outlets, and San Marcos Premium Outlets.

Weekday midday and afternoon service is improved to 30 minutes during Phase 1. Saturday service is added in Phase 2. Weekday service is extended to 9:00 p.m. during Phase 3. Weekday evening service is improved to 30 minutes during Phase 4.

Route 5 Service Summary

Phase	Span	Headway				Daily Hours	Peak Vehicles
		Morning 7a-9a	Midday 9a-3p	Afternoon 3p-5p	Evening 5p-9p		
Weekday							
1	7:00 a.m. - 7:00 p.m.	60	30	30	60	20	2
2	7:00 a.m. - 7:00 p.m.	60	30	30	60	20	2
3	7:00 a.m. - 9:00 p.m.	60	30	30	60	22	2
4	7:00 a.m. - 9:00 p.m.	60	30	30	30	26	2
5	7:00 a.m. - 9:00 p.m.	60	30	30	30	26	2
Saturday							
1	No Service	N/A	N/A	N/A	N/A	0	0
2	8:00 a.m. - 6:00 p.m.	60	60	60	60	5	1
3	8:00 a.m. - 6:00 p.m.	60	60	60	60	5	1
4	8:00 a.m. - 6:00 p.m.	60	60	60	60	5	1
5	8:00 a.m. - 6:00 p.m.	60	60	60	60	5	1

Route 5 Outlets



Route 6 Senior Shuttle

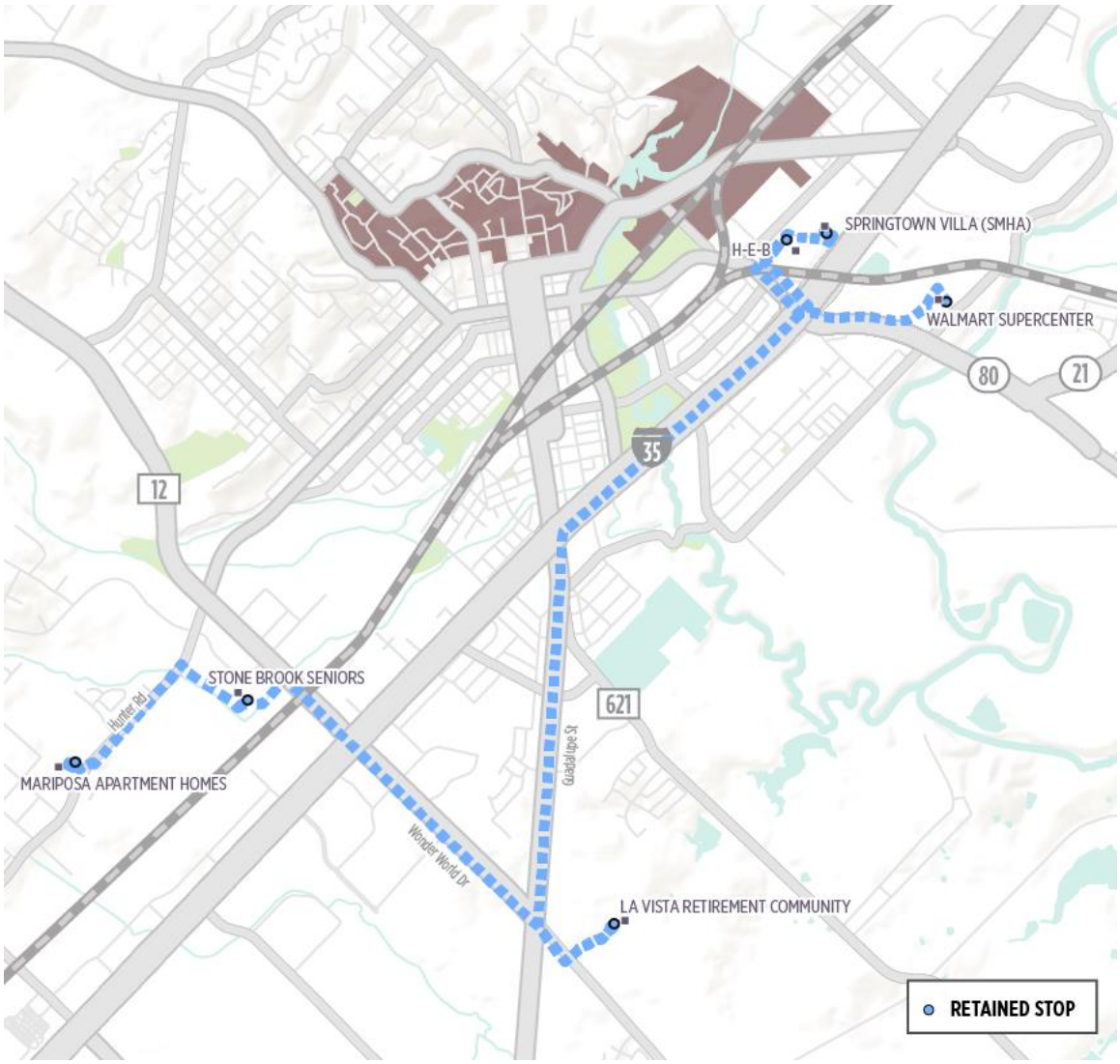
The Senior Shopper shuttle operates on Tuesdays and Thursdays connecting four senior living communities (Mariposa, Stonebrook, La Vista, and Springtown Villa) with Walmart on Tuesdays and H-E-B on Thursdays. Each community has its own pick-up and return trip, which are scheduled 90-120 minutes apart.

Route 6 would be increased from two to four days per week. The additional days of service could be used to serve the same destinations or new destinations such as the San Marcos Activity Center and San Marcos Library.

Route 6 Service Summary

Phase	Span	Headway				Daily Hours	Peak Vehicles
		Morning 7a-9a	Midday 9a-3p	Afternoon 3p-5p	Evening 5p-9p		
Monday – Thursday							
1	9:30 a.m. - 2:30 p.m.	N/A	90	90	N/A	5	1
2	9:30 a.m. - 2:30 p.m.	N/A	90	90	N/A	5	1
3	9:30 a.m. - 2:30 p.m.	N/A	90	90	N/A	5	1
4	9:30 a.m. - 2:30 p.m.	N/A	90	90	N/A	5	1
5	9:30 a.m. - 2:30 p.m.	N/A	90	90	N/A	5	1

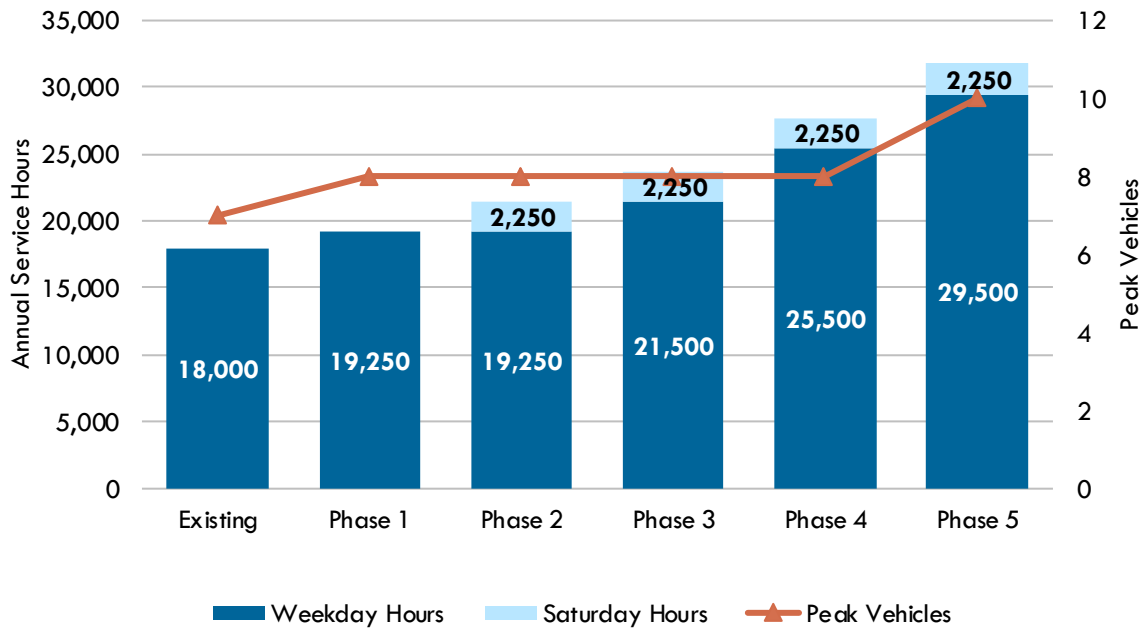
Route 6 Senior Shuttle



FIXED-ROUTE SERVICE PLAN SUMMARY

The following charts detail the annual service hours and peak vehicles needed to implement each phase of the fixed-route service plan. Peak vehicle counts do not include spare vehicles. Paratransit vehicle needs are also not included in the chart below.

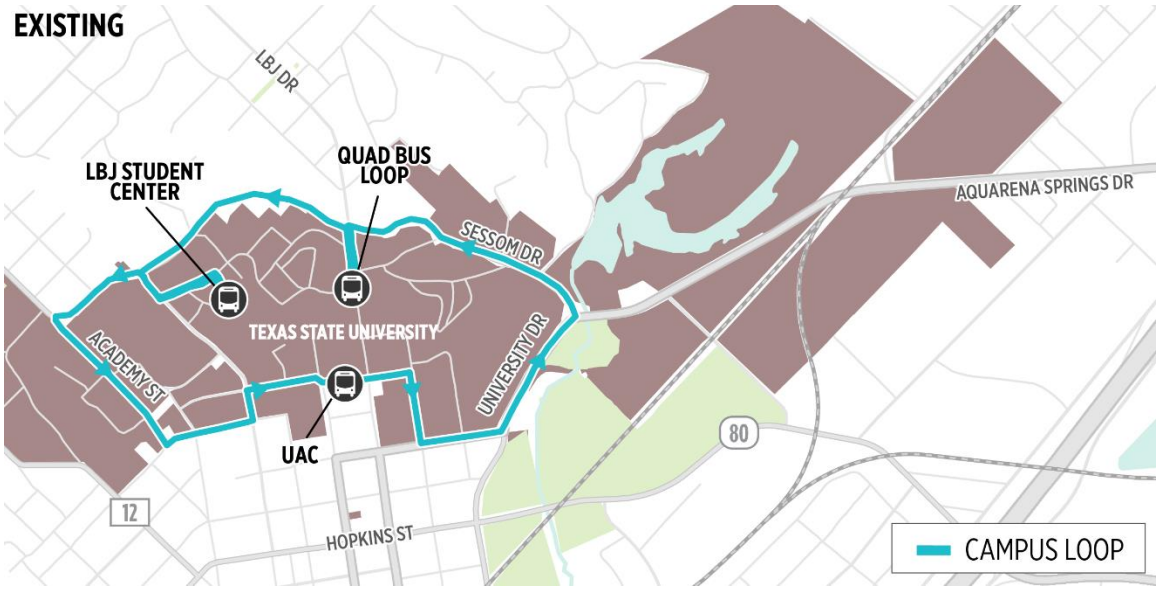
Service Hours and Peak Vehicles

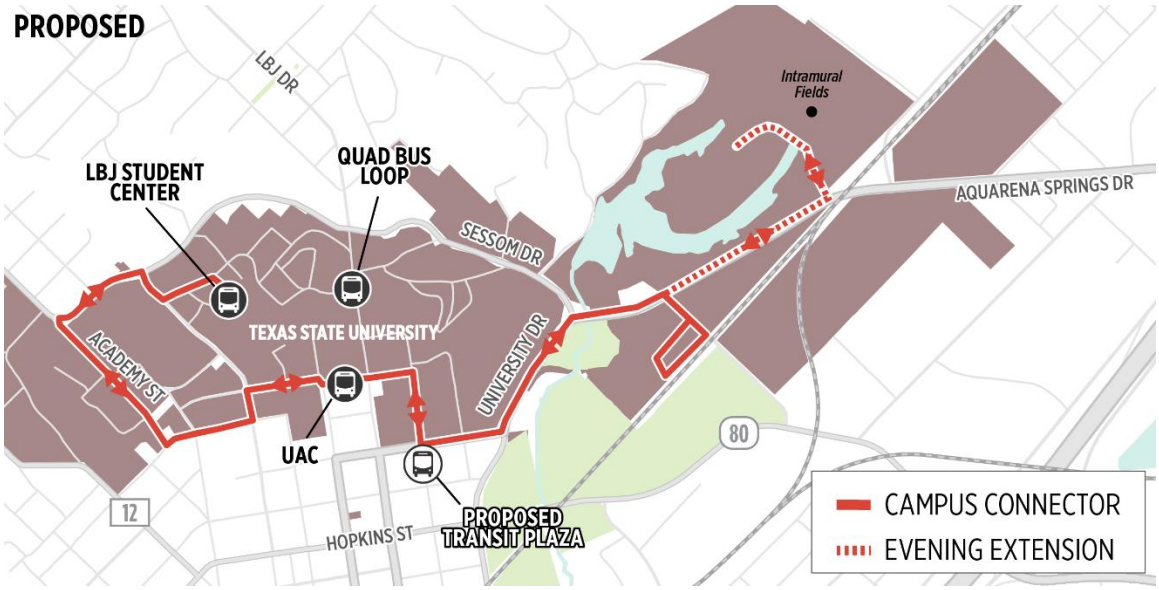


BOBCAT SHUTTLE SERVICE RECOMMENDATIONS

The existing Bobcat Shuttle Campus Loop is a one-way loop route that operates in a counter-clockwise direction along the edge of the University's main campus. The round-trip travel time for the route is approximately 24-30 minutes. The route uses 3 buses from Monday to Thursday during peak periods and 1-2 buses during the evenings from Monday to Thursday and on Friday.

Realigning the route would create direct, two-way service between the LBJ Student Center and University Events Center (UEC)/Coliseum Lot with intermediate stops at the Student Recreation Center, Undergraduate Academic Center, and Proposed Transit Plaza. This change would eliminate the need for the Bobcat Village to stop at the UEC/Coliseum Lot. The proposed Campus Connector could also be extended to the new Intramural Sports Fields during the evening. Service to the Quad Loop was left out to free up bus bays for commuter routes and due to its a short distance (1,200 feet) from the Undergraduate Academic Center.





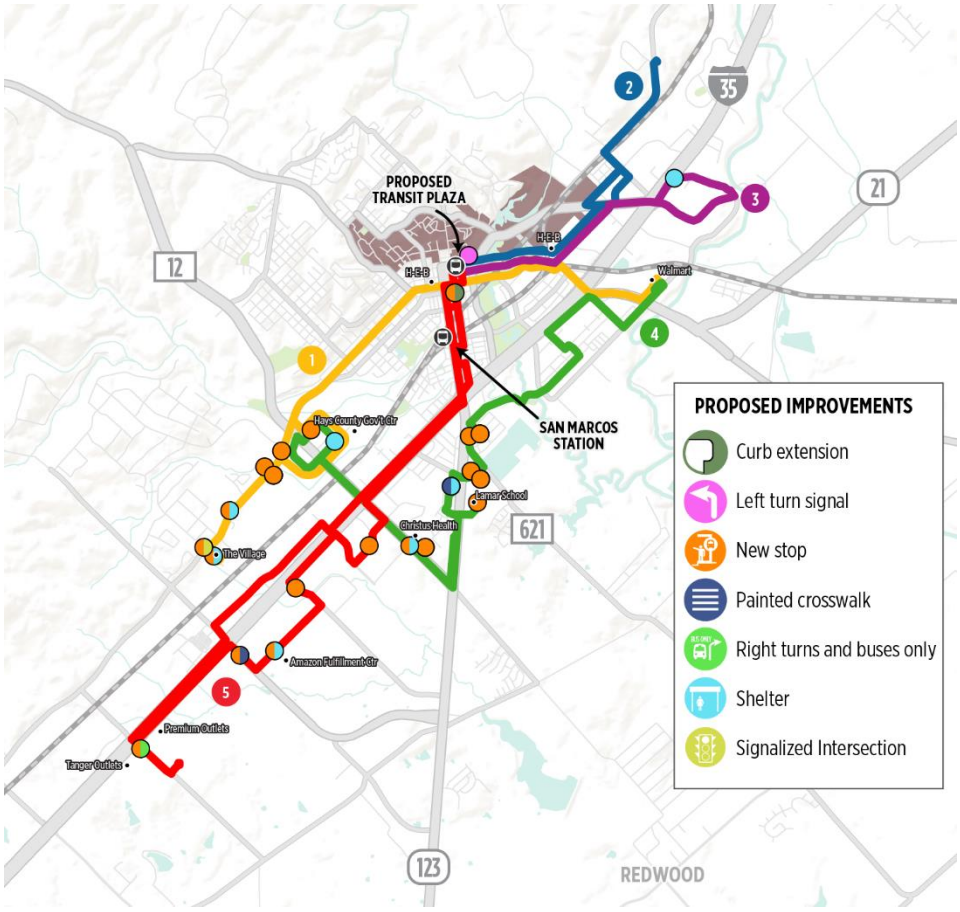
3 CAPITAL RECOMMENDATIONS

INFRASTRUCTURE IMPROVEMENTS

This section details infrastructure improvements that will enhance transit service in San Marcos. The improvements fall into one of two categories:

- **Bus Stop Improvements** – Accessibility, safety, and comfort improvements at new and existing bus stops.
- **Traffic Improvements** – Improvements that reduce delay for buses and improves on-time performance.

Additional information regarding these improvements are detailed in this chapter.



Bus Stop Improvements

New Signage and Poles

Implementation of Phase 1 of the service plan requires the installation of 20 new stops and the removal of 26 existing stops. 87 existing stops would not be changed, resulting in a total of 107 stops. This total does not include existing Bobcat Shuttle stops on campus or private property.

New signage should be installed at all new and existing stops and include the following:

- Redesigned San Marcos Transit logo
- Unique panels/stickers for each route with route number and name
- Unique identification number, which can be used to access schedule information
- Customer service phone number and website address
- Americans with Disabilities Act (ADA)-accessibility requirements

Purchasing 140 new bus stops signs and 40 poles provides the City with additional materials for future expansion and replacement.

Existing San Marcos Transit bus stop signage

New Stops

The following 20 new bus stops would require new concrete landing pads, signage, and in some cases, the installation of a bus shelter.

Stop Location	Route(s)	New Shelter?
Hunter Rd @ Stagecoach Trail (NB)	1, 7	
Dutton Dr @ Purgatory Creek Apartments	1, 4	
Hunter Rd @ Willow Springs Dr (SB)	1, 7	
Hunter Rd @ Willow Springs Dr (NB)	1, 7	
Hunter Rd @ Mariposa Apartment Homes	1	X
Reimer Ave @ San Marcos WIC	1	X
Reimer Ave @ Hunter Rd	1	
Wonder World Dr @ Sadler Dr (WB)	4	
Wonder World Dr @ Sadler Dr (EB)	4	X
De Zavala Dr @ Lamar School	4	
Broadway St @ Owen Goodnight Middle	4	
Broadway St @ Bonham School	4	
Laredo St @ Staples Rd (EB)	4	
Laredo St @ Staples Rd (WB)	4	
South LBJ Dr @ E San Antonio St	5	
Centerpoint Rd @ Tanger Outlets	5	
McCarty Ln @ Embassy Suites	5	
Leah Ave @ Amazon Fulfilment Center	5	X
Hays Co Civic Center Rd @ Comfort Inn	5	
Leah Ave @ University Club Apartments	5	

New Shelters

In addition to the four new bus stops that require a shelter, three existing bus stops require a shelter based on anticipated ridership.

Stop Location	Route(s)
South Stagecoach Trail @ Dutton Dr	1, 4
Uhland Rd @ County Rd	3
Parker Dr @ Sunrise Village (NB)	4

Bus Stop Accessibility

Several existing and new bus stops require varying levels of accessibility improvements. For cost estimation purposes, accessibility improvements are identified as a Level 1, 2, or 3 investment in the summary table at the end of this section.

Level 1 investments require minimal concrete flatwork. Level 2 investments require minimal concrete flatwork and/or a connecting sidewalk. Level 3 investments require more significant upgrades. The complete bus stop accessibility assessment is included in the Appendix C.

New Crosswalks

The installation of new crosswalks is recommended at the following locations to improve pedestrian access and safety:

- Del Sol Drive at Sunrise Village Apartments
- McCarty Lane at Embassy Suites Hotel near North I-35 Frontage Road

These crosswalks could simply be painted or equipped with a pedestrian-activated flashing beacon to alert drivers to the presence of pedestrians wishing to cross the street.

Example of a mid-block crosswalk at a bus stop

Traffic Improvements

Traffic improvements are designed to reduce delay for buses and improve on-time performance. Three traffic improvements were identified, described below:

University Drive and Edward Gary Street: Dedicated Left Turn Phase and Signal

At the westbound approach to the intersection of University Drive and Edward Gary Street, left turns are currently permissive (i.e., vehicles must wait until all opposing traffic clears the intersection before executing a turn). With the relocation of the transit center, there will be buses executing this maneuver that would be negatively impacted by this delay. As such, it is recommended that the city examine the possibility of introducing a protective/permissive signal phase for this approach, and if deemed appropriate, install appropriate equipment to implement.

Hunter Road and Reimer Avenue: New Traffic Signal

The Village at San Marcos is a campus accommodating a variety of social service agencies. Pedestrian access to the campus is extremely limited due to a lack of sidewalks along Hunter Road and the lack of a traffic signal. Auto access to the campus is also challenging due to the lack of a signal light at Hunter Road and Reimer, creating unsafe left turns crossing Hunter Road with limited sight distance to the southwest.

By extending Route 1 to the Village of San Marcos, buses would need to execute a left turn from Hunter Road onto Reimer Avenue and a right turn from Reimer Avenue onto Hunter Road. Given the pedestrian and auto challenges at this intersection, it is recommended that the city examine the possibility of installing a traffic signal or other appropriate measures.

Centerpoint Road at Tanger Outlets: Right Turn Bus Exemption Signage

On Centerpoint Road heading eastbound, before the Tanger Outlets driveway, a new bus stop is being proposed in the existing right turn lane. Since the far side of the intersection has two receiving lanes, the bus can feasibly pass through the intersection without needing to merge back into the through traffic lane. Allowing the bus to execute this maneuver would reduce delay and improve schedule adherence. The installation of "Right Turn Must Turn Right" and "Except Buses" signage (MUTCD R3-7R & R3-1B) is recommended.

DOWNTOWN TRANSIT PLAZA

A new transit plaza is recommended for the western side of Edward Gary Street between University Drive and Hutchison Street, on the eastern edge of downtown San Marcos. This location is directly adjacent to Texas State University and the recently constructed City of San Marcos mobility hub on Hutchison Street.

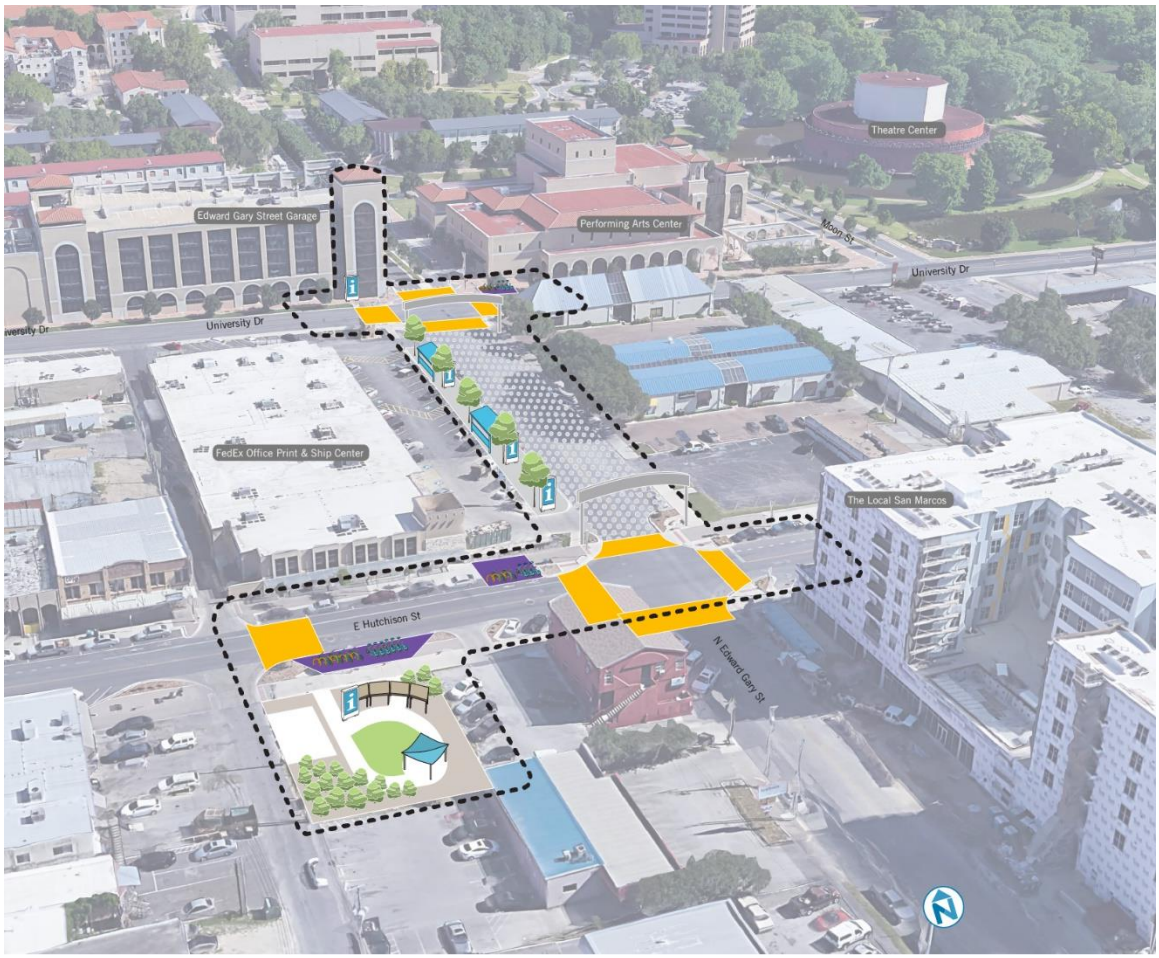
Reorienting San Marcos Transit routes to downtown will improve local transit access to Texas State University and downtown employment/retail/entertainment/recreational destinations. The proposed downtown transit plaza is located directly south of Texas State University's Edward Gary Street Garage, which is open to the public and could be marketed along with CARTS Interurban bus service to San Marcos residents commuting to Austin.

Additional potential enhancements to the downtown transit plaza include:

- Street trees to complement bus stop shelters and reduce urban heat island effect
- Highly-visible crosswalks and pavement markings to maximize pedestrian safety
- Wayfinding and real-time arrival displays to inform transit riders and visitors
- Bike racks to promote multimodal transportation options
- Placemaking features such as entry archways and public art
- A restroom for bus operators (leased or newly constructed)
- Customer service center for transit riders (leased or newly constructed)

The southbound bus stops along Edward Gary Street provide sufficient curb space for San Marcos Transit and CARTS Interurban buses. Inbound Bobcat Shuttle buses should use the northbound bus stop along Edward Gary Street. Additional bus stops along University Drive and/or Hutchison Street could be added for Bobcat Shuttle routes, if desired.

Proposed Downtown Transit Plaza



Transit Plaza Enhancement Opportunities

- Support bus operations, rider experience, and communications
- Extend beyond transit plaza to nearby sites (mobility hub and parking garage)

Bike and Pedestrian Enhancements

- Provide easy-to-find bike storage on Hutchinson
- Prioritize buses and pedestrians/riders on Edward Gary

Crosswalks & Pavement Treatments

- Highly-visible and attractive pavement treatments to support pedestrian access
- Function as traffic calming tools, wayfinding tools, and placemaking features

Existing Edward Gary Street between University Drive and Hutchison Street

Proposed Downtown Transit Plaza

Proposed Downtown Transit Plaza Site Plan

CITY OF SAN MARCOS FLEET

The expansion of fixed-route and paratransit bus service in San Marcos will require additional vehicles. This section forecasts San Marcos' fleet needs in the next five years.

Vehicle Types

The San Marcos Transit and Paratransit fleets are comprised of 30' small-size, heavy-duty Texas Low-Emission Diesel (TxLED) fuel buses and 25' light-duty gasoline fuel cutaways. The heavy-duty buses have approximately 32 seats and accommodate two wheelchairs. The light-duty cutaways used in transit service have approximately 18 seats and also accommodate two wheelchairs. The light-duty cutaways used in paratransit service have 16 seats and accommodate four wheelchairs. All transit vehicles are equipped with two-position bike racks.

30' Small-Size, Heavy-Duty Transit Bus

Category	Specification
Typical use	Moderate-demand fixed-route service
Length	30 feet
Fuel	Diesel
Seats	27-32
Wheelchair capacity	2
Minimum useful life	10 years or 350,000 miles[1]
Typical cost	$350,000

[1] Federal Transit Administration. November 1, 2008. *Circular FTA C 5010.1D*. p. IV-17. <https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/C_5010_1D_Finalpub.pdf>

25' Light-Duty Cutaway

Category	Specification
Typical use	Low-demand fixed-route or demand-response service
Length	22-26 feet
Fuel	Varies
Seats	16-18
Wheelchair capacity	2-4
Minimum useful life	4 years or 100,000 miles[2]
Typical cost	$100,000

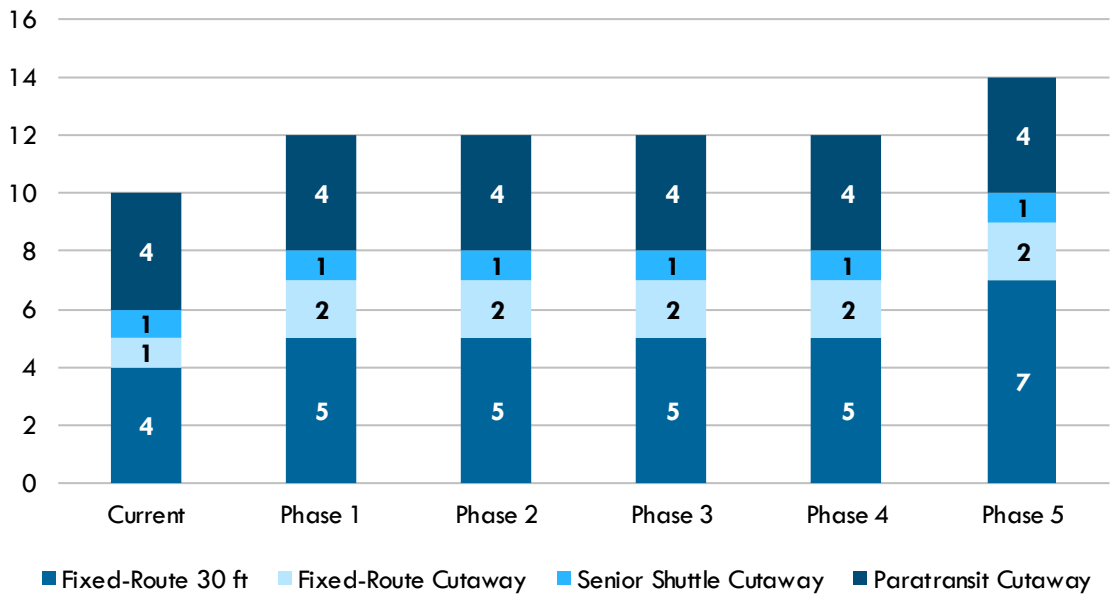
Image source: Capital Area Rural Transportation System

[2] Federal Transit Administration. November 1, 2008. *Circular FTA C 5010.1D*. p. IV-17. <https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/C_5010_1D_Finalpub.pdf>

Fleet Expansion

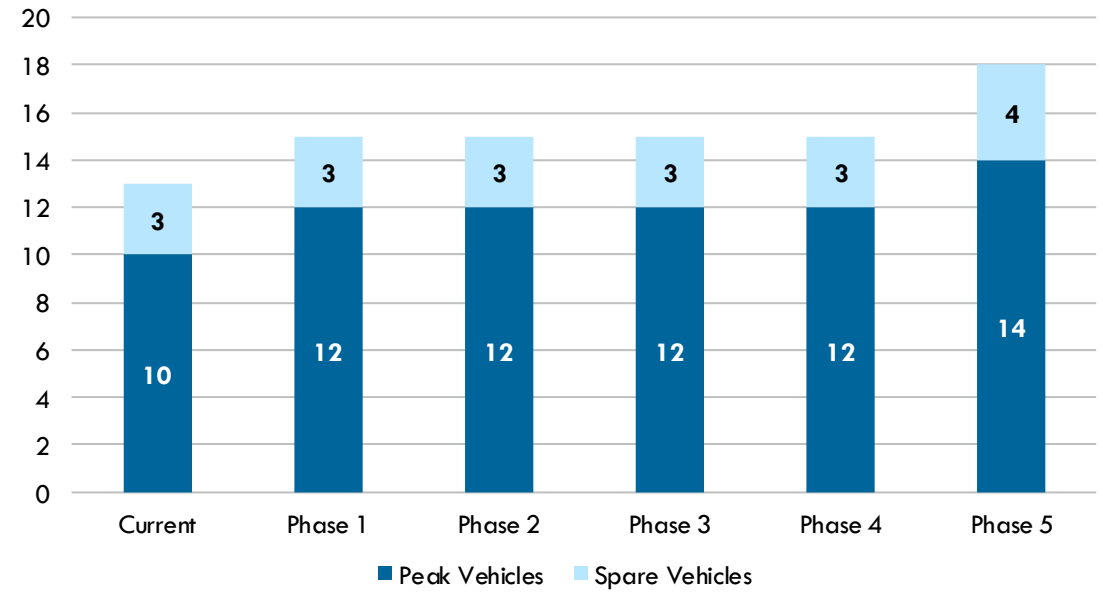
Phase 1 of the service plan requires two additional fixed-route peak vehicles. Phase 5 of the service plan also requires two additional fixed-route peak vehicles.

Peak Vehicle Needs



In addition to peak vehicles, spare vehicles are also included in the following fleet plan. A minimum spare ratio of 20% is assumed.

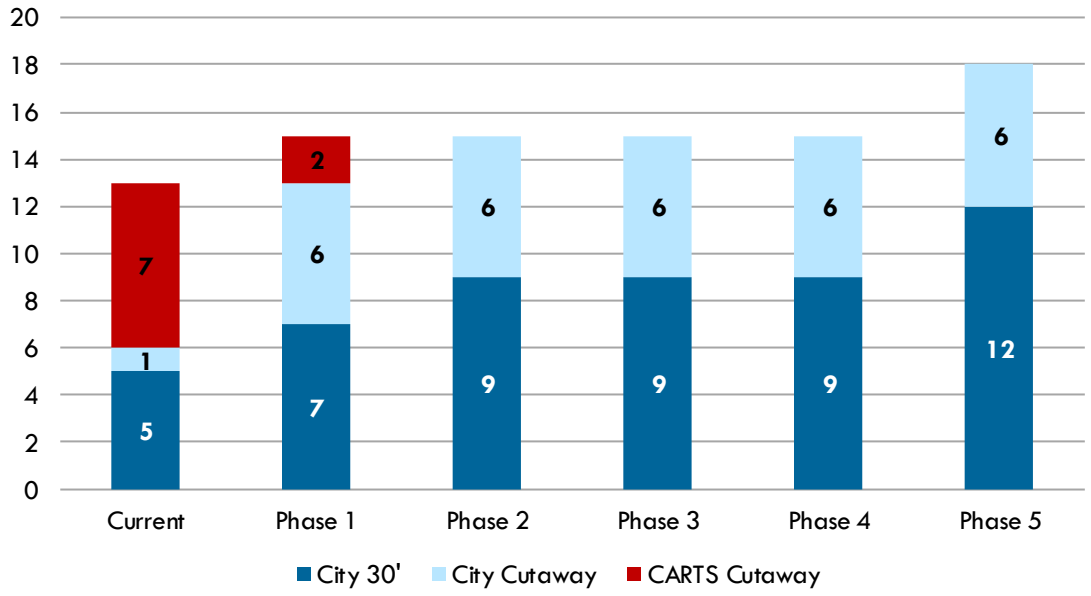
Peak and Spare Vehicle Needs



A Locally Owned Fleet

As the City of San Marcos continues to grow, so will its transit needs. To provide local public transit efficiently and ensure nimble operations that best serve the greater San Marcos community, the city plans to own its entire fleet of vehicles. Owning the fleet, instead of relying on interlocal fleet-sharing agreements or leases, will allow the city to be more responsive to community transit demands and exert more control over vehicle maintenance and replacement.

Fleet Transition Plan



TEXAS STATE UNIVERSITY FLEET

Vehicle Types

Texas State University contracts with Transdev Management Services (Transdev) to operate Bobcat Shuttle service, which uses 44 40' heavy-duty transit buses, two 35' heavy-duty transit buses, and two light-duty cutaways. In recent years, Bobcat Shuttle has begun operating low-floor, 102"-wide buses. Texas State University anticipates transitioning their fleet to this vehicle type through future vehicle acquisitions.

Of the existing Bobcat Shuttle fleet, Texas State University owns one 40' bus, both 35' buses, and both cutaways. Transdev leases the remaining forty-three vehicles, all of which are dedicated to Bobcat Shuttle service.

Image sources: Texas State University

Future Needs

In the coming 12 years, Texas State University plans to replace the entire Bobcat Shuttle fleet with a combination of low-floor, heavy-duty 40' and 60' buses. The 60' articulated vehicles would be assigned to routes with the highest passenger loads.

Bobcat Shuttle Vehicle Replacement Needs

Year	60' Bus	40' Bus
2020	4	1
2021	4	6
2022	0	15
2023	0	15
2024	0	9
2025	0	10
2026	0	2
2027	0	0
2028	0	0
2029	0	0
2030	0	1

The City of San Marcos is willing to expend an undetermined portion of its Small Transit Intensive Cities (STIC) apportionment on vehicles used by Texas State University's Bobcat Shuttle service. Under such an arrangement, the City of San Marcos would retain ownership of the vehicles and Texas State University would be financially responsible for vehicle maintenance, labor, fuel, and insurance.

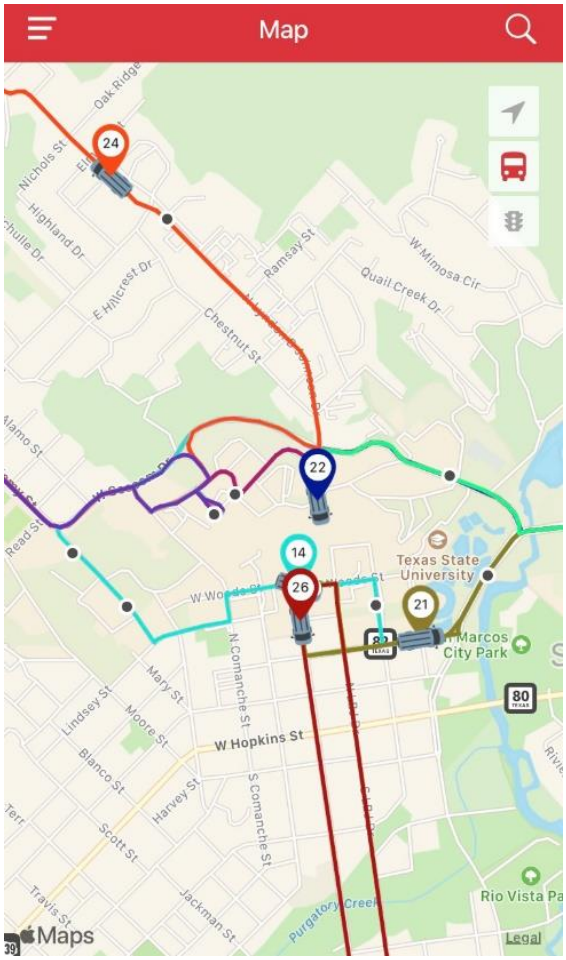
TECHNOLOGY

Technology is rapidly changing the transit landscape. Improvements such as real-time arrival information have shifted customers' expectations about how and when they receive information. Recommendations to improve technology in San Marcos are described below.

Provide Bus Tracking Mobile App

Many transit providers use global positioning system (GPS) technology to track buses and provide riders with real-time arrival information, which has been shown to reduce perceived waiting times. Bobcat Shuttle currently utilizes the DoubleMap app to provide the estimated time until the next bus arrival.

San Marcos Transit should work to incorporate all local routes into the same platform as Bobcat Shuttle to improve trip planning for all riders.



Provide Paratransit Mobile App

Currently, San Marcos paratransit riders must call CARTS to schedule a ride. Reservations must be received prior to 4:00 p.m. for next day service. Rides can be scheduled from the day before a trip up to two weeks before your trip. Riders have a 30-minute pickup window in which they must be ready, and cancellations must be made by phone at least one hour before the start of the pick-up window.

Introducing a paratransit mobile app would increase scheduling options by making it easier to request or cancel a trip for many riders. A paratransit mobile app would also increase flexibility and reduce wait times by providing riders with an estimated arrival time rather than a 30-minute pickup window.

FUTURE OPERATIONS AND MAINTENANCE FACILITY

To support future transit operations, the City of San Marcos is considering developing a dedicated transit facility with administrative, maintenance, operations, and storage areas. Because Texas State University also operates a significant number of transit buses in San Marcos, there is an option for Bobcat Shuttle to share a future transit facility with the City of San Marcos, or to contract maintenance, storage, and/or operations with that facility. Below are planning-level facility size estimates for two versions of a future San Marcos Transit facility:

- **Option 1:** Joint city-university facility that serves the needs of both San Marcos Transit and Bobcat Shuttle.
- **Option 2:** City of San Marcos-only facility that is smaller than a joint facility and serves only San Marcos Transit.

Although these estimates are planning-level only and would need to be examined in more detail prior to site selection, they show that Option 1 would likely involve a site twice the size of that required for Option 2. These estimates were developed using prior experience on other projects, as well as recent guidance from the FTA on facility sizing.

Further study is required to develop cost estimates for an operations and maintenance facility. Orchard

Planning-Level Estimated Facility Size for Option 1 & Option 2 Facilities

Site Element	Option 1 Area (sq. ft.)	Option 2 Area (sq. ft.)
Maintenance Building		
Repair bays	14,400	3,200
Interior cleaning bays	1,000	1,000
Stockroom (with dock)	2,000	1,000
Shop areas and support space	6,000	1,500
Subtotal	**23,400**	**6,700**
Exterior Facilities		
Bus wash	2,500	2,500
Pre-trip service bays	2,000	1,000
Fueling bays	2,000	1,000
Fuel storage	3,000	3,000
Bus and support vehicle parking spaces	80,000	20,000
Employee/visitor parking spaces	32,000	8,000
Subtotal	**121,500**	**35,500**
Operations Office		
Offices	8,600	8,600
Restrooms	500	500
Kitchen	400	400
Storage	100	100
Small conference room	400	400
Subtotal	**10,000**	**10,000**
Operator Lounge & Amenities		
Lounge	2,000	2,000
Restrooms	1,000	1,000
Kitchen	500	500
Lockers and changing rooms	500	500
Small gym	1,000	1,000
Subtotal	**5,000**	**5,000**
Circulation Areas	**300,000**	**120,000**
Stormwater Management	**43,560**	**21,780**
Total (square feet)	**503,460**	**198,980**
Total (acres)	**11.56**	**4.57**

Facility Site Evaluation Criteria

To select an optimal location for a future San Marcos Transit operations and maintenance facility, an in-depth suitability analysis is needed. As a part of this suitability analysis, the following primary criteria should be considered. In addition to these primary criteria, it is likely context-specific secondary criteria would also be considered, such as satisfying local budgetary restrictions and considering the impacts of climate change on future local weather hazards.

Geography

- Parcel(s) should satisfy minimum size requirements and be an appropriate shape to accommodate planned uses.
- Parcel(s) should be within five miles of downtown San Marcos and Texas State University, and ideally within 30 minutes driving time of any single stop in the San Marcos system.
- Parcel(s) should be located on or near a main arterial to facilitate efficient access to downtown San Marcos and Texas State University. If located on a main arterial, the parcel(s) street network should have (or be able to have) safe access for vehicles turning onto and off the arterial.

Land Use

- Parcel(s) should be in an area with appropriate zoning, which may include commercial, public and institutional, or industrial.
- Parcel(s) should be compatible with adjacent land uses and the community's plans for smart growth.

Financial

- **Total Parcel Value:** Local property value data should be used to estimate the parcel value. The total cost of the property is an important criterion for understanding the financing and budgeting implications of a potential site.
- **Parcel Value per Acre:** Because parcels will likely vary in size and may not be available in a size that perfectly matches the planned facility footprint, the value of any parcel should also be evaluated on a per-acre basis. The per-acre cost of the property is an important criterion that ensures the City of San Marcos does not overpay for any acquired parcel.

4 POLICY RECOMMENDATIONS

ELIMINATION OF FARES

Eliminating on-board fare collection is an operating practice that more transit agencies across the United States are adopting. While different agencies call it different things (e.g., prepaid fares, fare free transit), it means the same thing: no fares are collected when passengers board the transit vehicle. Agencies that institute this practice compensate for the loss of fare revenue in a variety of ways, including implementation of a dedicated funding source, sponsorship, or contributions from a municipality's general fund.

This practice has a wide range of costs and benefits. Some of the benefits for this practice include the following. It is important to note that while it is also possible to realize travel time and dwell time savings through this practice, in many instances, the corresponding ridership increase often negates any initial time savings that is experienced.

- Removes a negative barrier to using the transit system, thus encouraging new people to try transit and for existing riders to use the system as much as they need without worrying about being able to afford each ride
- Integrates social equity in transportation, by providing transportation benefits to people that may need it most for accessing employment and school opportunities
- Eliminates conflicts at the farebox and associated assaults on the bus operator
- Increases ridership of the service, thus making the existing system more productive
- Reduces operating costs associated with processing fares, issuing passes, and maintaining fareboxes
- Reduces capital costs with vehicle procurement by eliminating the need to purchase fareboxes

Case Studies

This section highlights the experiences of three transit agencies that eliminated on-board fare collection.

Chapel Hill Transit (CHT), Chapel Hill, NC

CHT transitioned from charging fares to operating with a prepaid fare in 2002, funded through an agreement with the Town of Chapel Hill, Town of Carrboro, and University of North Carolina (UNC). Shortly after this change, annual ridership began to increase and ultimately doubled in 10 years. CHT credits this growth in part to its decision to operate fare free.

Corvallis Transit System (CTS), Corvallis, OR

CTS began operating with prepaid fares in 2011, funded through a Transit Operations Fee (TOF) on utility services. The change was linked to a 43% increase in ridership within the first two months with no increase in service hours.

Missoula Urban Transportation District (Mountain Line), Missoula, MT

In January of 2015, all fares on Mountain Line were eliminated for a three year zero-fare demonstration project funded by community partners. After community investment replaced fare revenue, ridership increased about 30-40%. The zero-fare policy continues today and as of March 2019, the agency had 24 funding partners, with a goal of 40.

Fare Free Cost/Benefit for San Marcos

Aside from the reasons outlined earlier, there are several other local compelling reasons for eliminating on-board fare collection, as outlined below:

- **Fares cover only a small portion of operating costs:** Between 2015 and 2018 under normal operations, the City of San Marcos collected between $58,000 to $71,000 in fares annually for both fixed route and paratransit services. During the same time frame, fares covered less than 5% of annual operating costs, lower than most peer transit systems. Given the cost to maintain the fareboxes, collect and count the fares, and print and distribute fare media, there is very minimal return on that investment.
- **Makes fleet integration with Texas State University's Bobcat Shuttle easier:** This study recommends the integration of the bus fleet used by the Texas State University Bobcat Shuttle buses and the City of San Marcos. Since the Bobcat Shuttles does not collect fares, discontinuing on-board fare collection for the City of San Marcos will eliminate the need to purchase and install fareboxes on the Bobcat Shuttle fleet.
- **The City of San Marcos is already operating without on-board fare collection:** During the COVID-19 pandemic, the City of San Marcos has elected to waive fare collection to reduce interactions between drivers and passengers. While unexpected, this pilot is giving the city the chance to test out the process and, if the results/feedback is positive, could be an easy transition to a permanent policy.
- **Going to Fare-Free would generate positive publicity and ridership:** Currently, there is no transit agency in Texas that is operating without on-board fare collection. Eliminating the on-board fares would generate positive news for transit in San Marcos and possibly spur some ridership gains.

PARATRANSIT POLICY

Overview

This section covers the analysis performed on the San Marcos paratransit system. It is important to note that all analyses that were performed relied on data obtained prior to the COVID-19 pandemic. No adjustments to account for the pandemic were made and as such, the analyses presented in this chapter can be considered a conservative estimate.

Currently, the San Marcos paratransit service area encompasses the San Marcos city limits plus a ¾ mile buffer around the city's fixed route network. This definition is more generous than the minimum ¾ mile buffer around the fixed route established by the Americans with Disabilities Act. In addition to a more generous paratransit service area, San Marcos also allows persons age 65 and older to use the paratransit service, regardless of whether they have a qualifying disability.

University fixed-route transportation systems such as the Bobcat Shuttle are classified as "commuter bus" service per Section 37.25[3] of the Americans with Disabilities Act, and therefore, does not require the provision of complementary paratransit. While Texas State University may be exempted now, the matter will require additional research and discussion when the University pursues FTA grantee status.

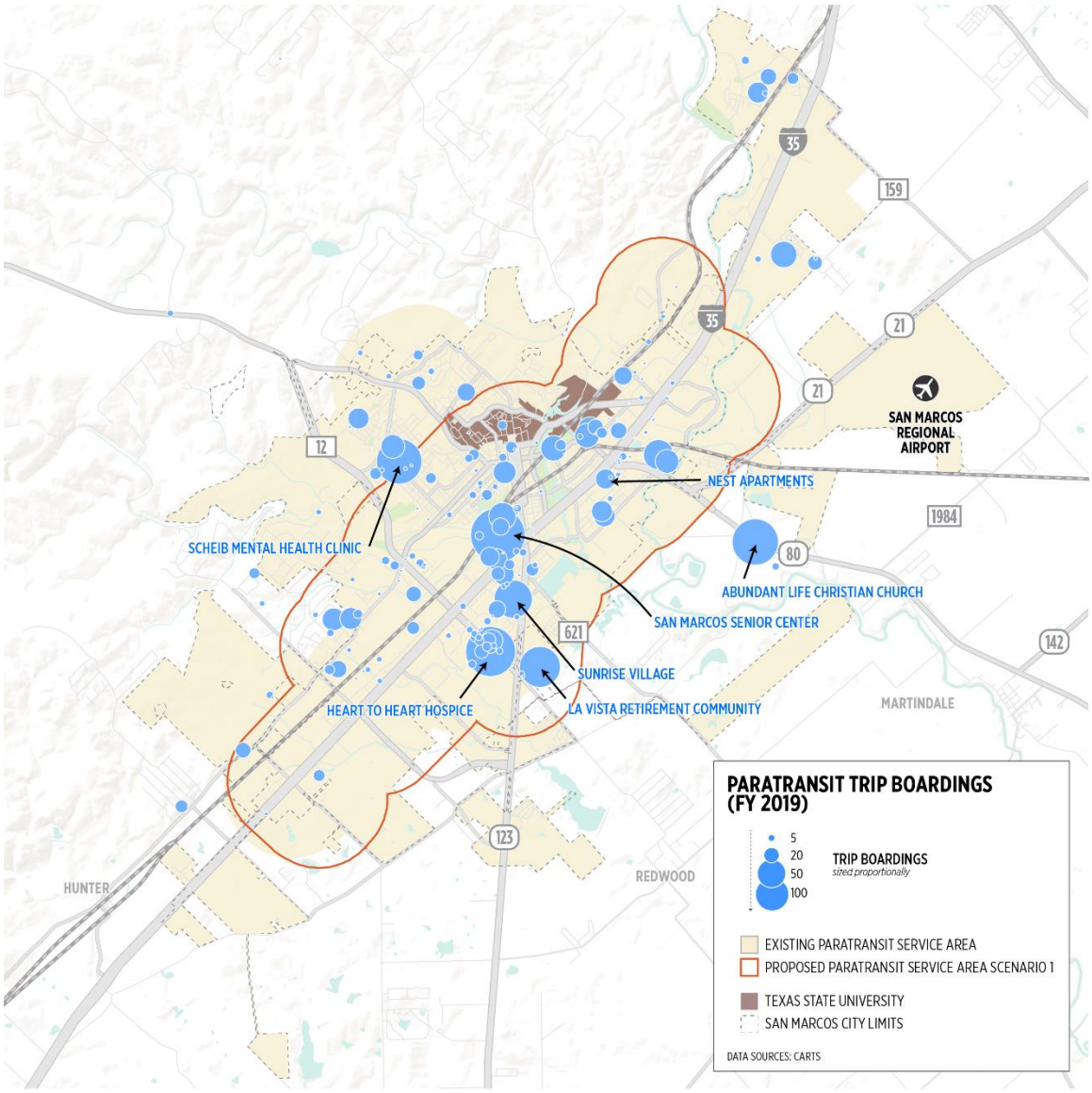
Paratransit Scenarios

This analysis focuses on quantifying the impact on ridership and operations & maintenance (O&M) costs that would result from implementing each of two scenarios to complement the proposed fixed-route network, described below. In both scenarios, seniors aged 65 and older would continue to have access to paratransit service. In addition, both scenarios assume that San Marcos discontinues on-board fare collection for paratransit trips, to align with the proposed systemwide elimination of on-board fares.

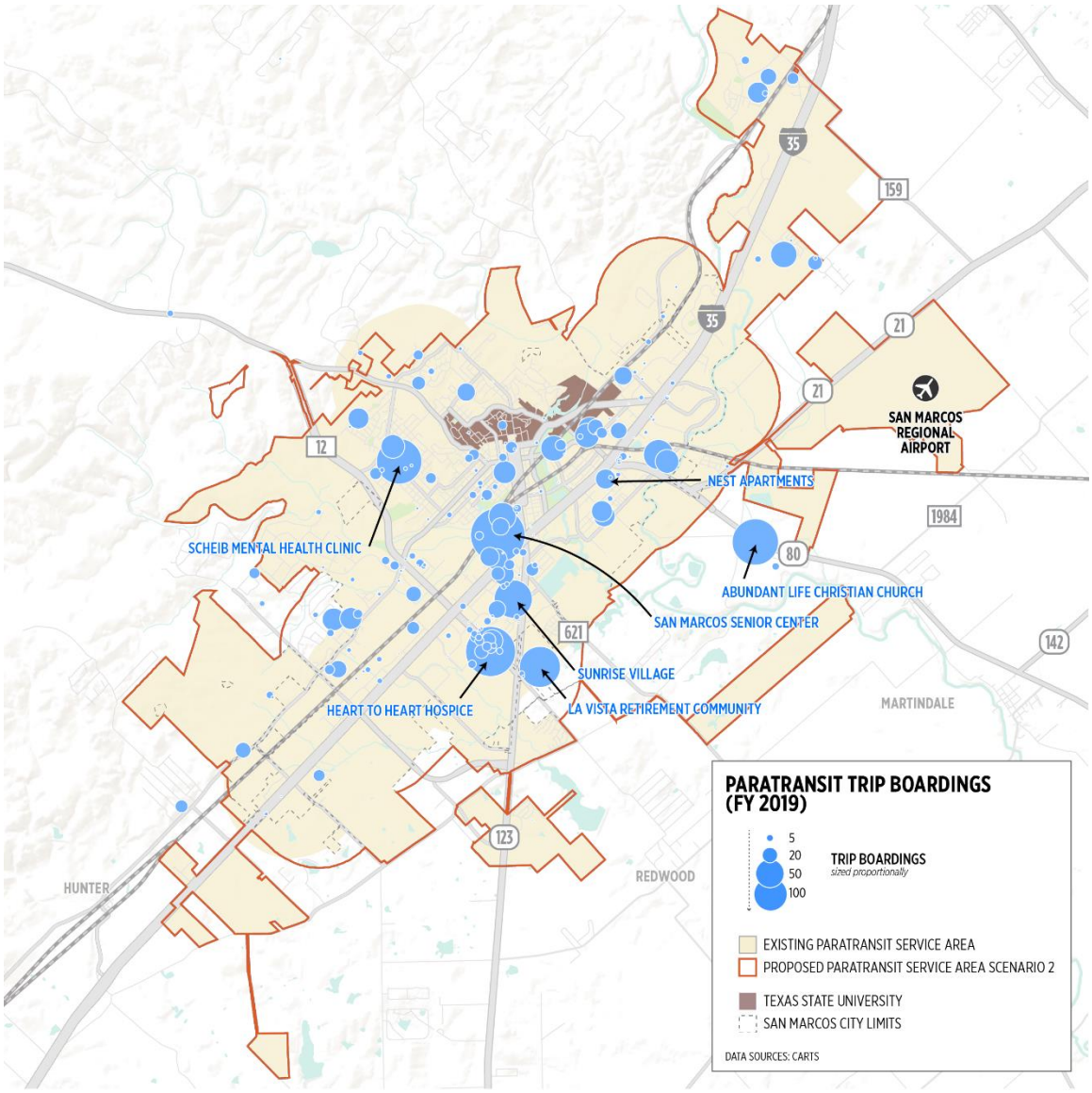
- **Paratransit Scenario 1** analyzes the impact of changing the paratransit policy to only serve trips within ¾ mile of the proposed fixed route network. This would remove areas that are within San Marcos city limits from the paratransit service area.
- **Paratransit Scenario 2** assumes that the existing paratransit policy remains in place, with the service area boundary adjusted to include areas outside of city limits that are within a ¾ mile buffer of the proposed fixed route network. A small area that is outside of city limits but within ¾ mile of the existing fixed-route network would lose service, however no trips were generated from this area in FY 2019.

[3] https://www.transit.dot.gov/regulations-and-guidance/civil-rights-ada/part-37-transportation-services-individuals-disabilities#sec.37.25

Paratransit Scenario 1 Service Area and FY2019 Paratransit Ridership



Paratransit Scenario 2 Service Area and FY2019 Paratransit Ridership



Paratransit Scenario Analysis

In Scenario 1, the reduction in service area would result in an estimated 27% decrease in ridership, which would likely allow the city to reduce its operating costs. In Scenario 2, the change to the paratransit service alone area would result in a minor increase in ridership (estimated at less than 1%), which can be accommodated within the existing system capacity.

To estimate the impacts of eliminating fares, data from two paratransit systems that recently enacted such a policy (Mountain Line – Missoula, MT and Chapel Hill Transit – Chapel Hill, NC) were used. When on-board fares are eliminated, ridership demand can be expected to increase between 23% and 41% on paratransit service. The following table shows the estimated change in ridership, revenue hours, operating cost, and vehicle needs associated with a low- and high-level increase resulting from the elimination of fares. By reducing the paratransit service area in Scenario 1, existing service levels would be able to accommodate the increase in demand, even at a high level. The only associated cost would be the loss of fare revenue. If a low level of ridership increase is associated with the elimination of on-board fares, it is possible that paratransit revenue hours could be reduced, saving approximately $68,000 annually.

Scenario 2, with no changes to the existing service area policy, would require between $94,000 and $175,000 in additional operating funds to accommodate ridership increases. Ridership levels associated with a high-end response to the elimination of fares would also require the addition of one vehicle to provide additional capacity at peak times.

Paratransit Scenarios Ridership and Cost Projections

	Existing	Scenario 1		Scenario 2	
	FY19	Low End	High End	Low End	High End
Ridership	18,300	16,100	18,400	22,600	25,800
Revenue Hours	6,700	5,700	6,700	7,700	8,700
Operating Cost ($80/hour)	$536,000	$455,000	$536,000	$617,000	$698,000
Fare Revenue	$13,000	$0	$0	$0	$0
Net Operating Cost	$523,000	$455,000	$536,000	$617,000	$698,000
Change in Operating Cost	N/A	($68,000)	$13,000	$94,000	$175,000
Peak Vehicle Needs	4	4	4	4	5

Paratransit Recommendations

The City of San Marcos currently has a generous paratransit service boundary that consists of city limits plus ¾ mile buffer around the city's fixed route network. The city also has a generous eligibility criterion that allows persons age 65 and older to use the paratransit service, regardless of whether they have a qualifying disability. As part of this comprehensive transit system evaluation, there is the opportunity to enact new policies to reduce costs and ensure the system is benefitting the people that need it the most.

It is recommended that the City of San Marcos adopt Paratransit Scenario 1 and restrict its service area to a ¾ mile buffer. While this will affect approximately 27% of all paratransit trips (assuming no grandfathering), this policy change should allow the city to accommodate any ridership increase brought on by the elimination of on-board fares with minimal change in O&M cost (and possibly even some cost savings).

The impact of restricting paratransit eligibility to only individuals with a qualifying disability was not examined due to the lack of data; however, it can be layered in with the service area change to further reduce O&M costs.

MARKETING AND COMMUNICATIONS

Strong marketing and communications efforts play a key role in gaining new riders as well as retaining current customer satisfaction. Enhancing marketing and communications efforts can also build support from community members, local businesses, and partner agencies. Recommended marketing and communications enhancements are described below:

Website

A combined standalone website for both agencies should be developed. A standalone website allows for development of new technologies that support transit riders including trip planners and reporting tools.

Social Media

A strong social media plan can help keep information relevant and up to date for transit riders. Key information including news, schedules, route information, rider alerts, and rider guides can be easily disseminated to riders through social media platforms such as Twitter, Instagram, and Facebook.

Print Media

Print media including schedules and maps are important communication tools in that they are accessible to people of all ages. Text should be large, appropriately spaced, and use a colorblind-friendly spectrum.

Advertising

Advertising is an important communications tool. Marketing can be targeted by neighborhood along each route especially in areas within a ¼ mile walkshed of bus stops. News about notable activities including service changes, awards, and performance can be posted in local community media including newspapers, television and radio stations, and newsletters.

Translation

Translation of materials including maps, schedules, and service alerts is important in increasing access to transit. Additionally, translators can be hired for community outreach events.

Education

Individualized marketing campaigns can be brought to neighborhoods to offer materials that will encourage transit use and bolster confidence in residents who are not as familiar with the existing transit system.

Marketing & Communication

Comprehensive and consistent marketing and communication are necessary to ensure a positive perception of transit to the community. Media relations, social media, marketing, and public outreach should be jointly managed by the City of San Marcos Communications staff and Texas State University Transportation Services.

BRANDING

Developing a unified brand is a key component of developing a successful marketing strategy. By having a single name, logo, website, and identity, customers will be able to more seamlessly navigate transit service in San Marcos. The City and Texas State University should work together to develop a brand that reflects each entity yet portrays a better sense of cohesiveness.

The current Bobcat Shuttle and real-time sites serve as a strong guide for what a standalone combined website could look like. Bus stops, the proposed downtown transit plaza, and newly acquired vehicles would need to be updated with the unified branding. Additionally, all print media, social media, and advertising would need to be updated.

SERVICE CHANGES

The purpose of establishing scheduled service changes for the City is to improve awareness and transparency around transit service decision making. Fall, spring, and summer are San Marcos' three key time periods regarding service changes.

During the fall, University Express service ramps up and major service changes to local and express service are implemented at the start of the fall semester which runs from August to December. Minor schedule and route adjustments to local and express service are implemented at the start of spring semester (January-May).

Express service ramps down during summer semester which runs from June through August. In addition to the three major service change periods, there are service adjustments during special events such as semester exams, gamedays, and commencement ceremonies.

COORDINATION

The following actions are needed to coordinate San Marcos Transit and Bobcat Shuttle systems:

- Develop an Interlocal Agreement between the City and the University
- Develop a single brand for both systems
- Sign a long-term contract with a third-party transportation provider
- Potential FTA grantee status for the University as they desire access to transit grant funds

STAFFING

Existing staffing levels are not adequate to meet administrative and grants compliance requirements. An additional full-time employee is needed to support the Transit Manager with the procurement, compliance, and reporting requirements of FTA grants. As the two transit systems coordinate services and more grants are administered, more personnel or professional services will be required to assist with the workload.

5 FINANCIAL PLAN

OPERATIONS PLAN

Fixed-Route Service

The following charts detail the annual revenue hours and costs needed to implement each phase of the service plan. An hourly rate of $80 is assumed along with 50% FTA and local matches.

Fixed-Route Service Plan Annual Revenue Hours and Cost Estimates

Phase	Annual Revenue Hours	Hourly Route[4]	Total Cost	City Contribution
Existing	18,000	$80	$1,440,000	$720,000
Phase 1	19,250	$80	$1,540,000	$770,000
Phase 2	21,500	$80	$1,720,000	$860,000
Phase 3	23,750	$80	$1,900,000	$950,000
Phase 4	27,750	$80	$2,220,000	$1,110,000
Phase 5	31,750	$80	$2,540,000	$1,270,000

Paratransit Service

Currently, the San Marcos paratransit service area and eligibility exceed ADA minimums. Two scenarios were evaluated, both assuming that on-board fare collection is discontinued. Paratransit Scenario 1 reduces the paratransit service area to areas within ¾ mile of the proposed fixed route network. Paratransit Scenario 2 extends the paratransit service area to areas within ¾ mile of the proposed fixed route network and areas within city limits.

Paratransit Cost Estimates

	Existing	Scenario 1		Scenario 2	
	FY19	Low End	High End	Low End	High End
Operating Cost ($80/hour)	$536,000	$455,000	$536,000	$617,000	$698,000
Fare Revenue	$13,000	$0	$0	$0	$0
Net Operating Cost	$523,000	$455,000	$536,000	$617,000	$698,000
Change in Operating Cost	N/A	($68,000)	$13,000	$94,000	$175,000

[4] Current fully allocated rate charged by CARTS

5-Year Operations Financial Plan

City of San Marcos Transit and Paratransit Operating Costs

Phase	Transit	Paratransit Scenario 1	Total Cost
Phase 1	$1,540,000	$540,000	$2,080,000
Phase 2	$1,720,000	$620,000	$2,340,000
Phase 3	$1,900,000	$640,000	$2,540,000
Phase 4	$2,220,000	$640,000	$2,860,000
Phase 5	$2,540,000	$640,000	$3,180,000

Projected revenues for transit and paratransit service include CARES (Coronavirus Aid, Relief, and Economic Security) Act funding, FTA 5307 formula funding, TxDOT urban formula funding, and a local contribution.

The FTA awarded the City of San Marcos with $6,429,168 in CARES Act funding in April of 2020 for COVID-19 related expenses. The City of San Marcos programmed $1,356,495 for FY20 and $2,485,409 for FY21 operating expenses, resulting in a balance of $2,587,264. At this time, discussions continue between the City and University on the best use of remaining CARES Act funding. Should the University become an FTA grantee, these funds could be utilized to support the University.

At this time, it is assumed that TxDOT urban formula funds will continue to be available at the same rate as recent years. FTA 5307 formula funding should be accessed after CARES Act funding is exhausted and requires a 50% local contribution.

For several years, the University has submitted a "voluntary" report to the National Transit Database. The reporting by the University has triggered additional FTA 5307 Small Transit Intensive City funding. These "STIC" funds are a valuable resource for the San Marcos urbanized area. The City and University continue to discuss the best use of these funds to enhance the seamless transit system.

While the primary source of local contribution is the City of San Marcos general fund, additional local partners such as Hays County, San Marcos Consolidated Independent School District, San Marcos Area Chamber of Commerce, and major employers such as H-E-B, Amazon, San Marcos Premium Outlets, and Tanger Outlets could also contribute, thus lowering the City's burden.

City of San Marcos Projected Transit and Paratransit Operating Resources

Phase	CARES Act	FTA 5307	TxDOT Urban	Local Contribution	Total Resources
Phase 1	$2,485,409	$0	$260,000	$0	$2,745,409
Phase 2	TBD	TBD	$292,500	TBD	TBD
Phase 3	TBD	TBD	$317,500	TBD	TBD
Phase 4	TBD	TBD	$357,500	TBD	TBD
Phase 5	TBD	TBD	$397,500	TBD	TBD

CAPITAL PLAN

City of San Marcos Transit and Paratransit Fleet

The five-phase service plan is recommended to be implemented over a five-year period, however, budget constraints may require a longer implementation timeframe.

The following table provides a year-by-year vehicle expansion and replacement counts over the next 12 years. Heavy-duty 30' buses are assumed to cost $350,000 and have a life span of 12 years. Light-duty 25' cutaway vehicles are assumed to cost $100,000 and have a life span of 5 years. Vehicle costs are not adjusted for inflation. The City contribution assumes a 20% local match.

City of San Marcos Fleet Expansion and Replacement Schedule and Costs

Phase	Year	Expansion 30' Buses	Expansion Cutaways	Replacement 30' Buses	Replacement Cutaways	Vehicle Costs	City Contribution
Phase 1	2021	2	5	0	0	$1,200,000	$240,000
Phase 2	2022	2	0	0	0	$700,000	$140,000
Phase 3	2023	0	0	0	0	$0	$0
Phase 4	2024	0	0	0	0	$0	$0
Phase 5	2025	3	0	0	1	$1,150,000	$230,000
N/A	2026	0	0	0	5	$500,000	$100,000
N/A	2027	0	0	0	0	$0	$0
N/A	2028	0	0	0	0	$0	$0
N/A	2029	0	0	5	0	$1,750,000	$350,000
N/A	2030	0	0	0	0	$0	$0
N/A	2031	0	0	0	5	$500,000	$100,000
N/A	2032	0	0	2	0	$700,000	$140,000

Texas State University Bobcat Shuttle Fleet

The following table provides a year-by-year vehicle replacement counts over the next 11 years. Articulated 60' buses are assumed to cost $650,000 and have a life span of 12 years. 40' buses are assumed to cost $428,000 and also have a life span of 12 years. Vehicle costs are not adjusted for inflation.

Bobcat Shuttle Fleet Replacement Needs

Year	60' Bus	40' Bus	Vehicle Costs
2020	4	1	$3,028,000
2021	4	6	$5,168,000
2022	0	15	$6,420,000
2023	0	15	$6,420,000
2024	0	9	$3,852,000
2025	0	10	$4,280,000
2026	0	2	$856,000
2027	0	0	$0
2028	0	0	$0
2029	0	0	$0
2030	0	1	$428,000

Infrastructure Improvements

Cost estimates for select recommended infrastructure improvements are based on industry averages. Cost estimates provided do not include utility relocation or construction. Cost estimates are not provided for new crosswalks or traffic improvements due to the wide range of costs associated with design, engineering, and construction.

Infrastructure Improvement Costs

Improvement	Number	Unit Cost	Total Cost
Bus Stop Improvements			
New Signage	140	$150	$21,000
New Poles	40	$50	$2,000
New Shelters	7	$5,000	$35,000
Level 1 Bus Stop Accessibility Improvements	48 existing stops 8 new stops	$2,000	$112,000
Level 2 Bus Stop Accessibility Improvements	8 existing stops 2 new stops	$5,000	$50,000
Level 3 Bus Stop Accessibility Improvements	4 existing stops 4 new stops	$10,000	$80,000
New Crosswalks	2	Not Identified	N/A
Traffic Improvements			
Dedicated Left Turn Phase and Signal	1	Not Identified	N/A
New Traffic Signal	1	Not Identified	N/A
Right Turn Bus Exemption	1	Not Identified	N/A
Total			**$300,000+**

Downtown Transit Plaza

Cost estimates for construction of the proposed Downtown Transit Plaza are based on the 2018 San Marcos CIP and industry averages. Cost estimates do not include design, engineering, or construction contingencies.

Downtown Transit Plaza Cost Estimates

	Unit	Quantity	Unit Cost[5]	Total Cost
Remove curb & gutter	Linear foot	250	$6.00	$1,500
Remove sidewalk	Square yard	240	$20.00	$4,800
Install curb & gutter	Linear foot	260	$25.00	$6,500
Construct sidewalk	Square yard	480	$70.00	$33,600
Street trees	Each	7	$500.00	$3,500
Install bus shelter	Each	3	$5,000.00	$15,000
Pavement markings	Linear foot	920	$1.00	$920
Excavation	Cubic yard	470	$16.00	$7,520
Real Time Arrival Display	Each	1	$50,000.00	$50,000
Artistic Crosswalk	Each	4	$30,000.00	$120,000
Bike Racks	Each	9	$740.00	$6,660
Total				**$250,000**

[5] 2018 San Marcos CIP
<http://sanmarcostx.gov/DocumentCenter/View/10816/Appendix-I---Capital-Improvements-Plan?bidId=>

SDOT Real-Time Info Signs
<https://www.seattle.gov/transportation/projects-and-programs/programs/transit-program/real-time-information-signs>

San Antonio Crosswalk
<https://news4sanantonio.com/news/trouble-shooters/breaking-down-the-cost-of-the-new-rainbow-crosswalk>

PedBike U Rack
<http://www.pedbikeinfo.org/cms/downloads/Countermeasure%20Costs_Report_Nov2013.pdf>

FUNDING SOURCES

Funding Source	Description	FTA/TxDOT Share
FTA 5307 Formula Funds	Funding for transit capital and operating assistance.	Not to exceed 80% of the net project cost for capital expenditures. Not to exceed 50% of the net project cost of operating assistance.
FTA 5307 Small Transit Intensive Cities	Funding for transportation service for UZAs with a population between 200,000-999,000.	Not to exceed 80% of the net project cost for capital expenditures. Not to exceed 50% of the net project cost of operating assistance.
FTA 5339 Bus and Bus Facilities	Funding for replacement, purchase, or rehabilitation of buses, bus related equipment, and bus facilities.	Not to exceed 80% of the net project cost for capital expenditures.
FTA 5310 Enhanced Mobility of Seniors and Individuals with Disabilities	Funding to improve mobility and remove barriers to transportation for seniors.	Not to exceed 80% of the net project cost for capital expenditures. Not to exceed 50% of the net project cost of operating assistance.
FTA 5317 New Freedom Program	Funding for capital and operating expenses to support new services beyond the ADA.	Not to exceed 80% of the net project cost for capital expenditures.
TxDOT Urban Formula Funds	Funding for public and private nonprofits for transportation of elderly individuals and or individuals with disabilities.	Not to exceed 80% of the net project cost for capital expenditures. Not to exceed 50% of the net project cost of operating assistance.
TxDOT Transportation Development Credits	Funding tool used to meet federal funding matching requirements. ▪ 80% allocated to MPOs ▪ 20% competitive statewide	Used to meet federal funding matching requirements.
Coronavirus Aid, Relief, and Economic Security (CARES) Act	Funding to support operating, capital, and planning expenses to prevent, prepare for, and respond to COVID-19.	No match required.

APPENDIX A

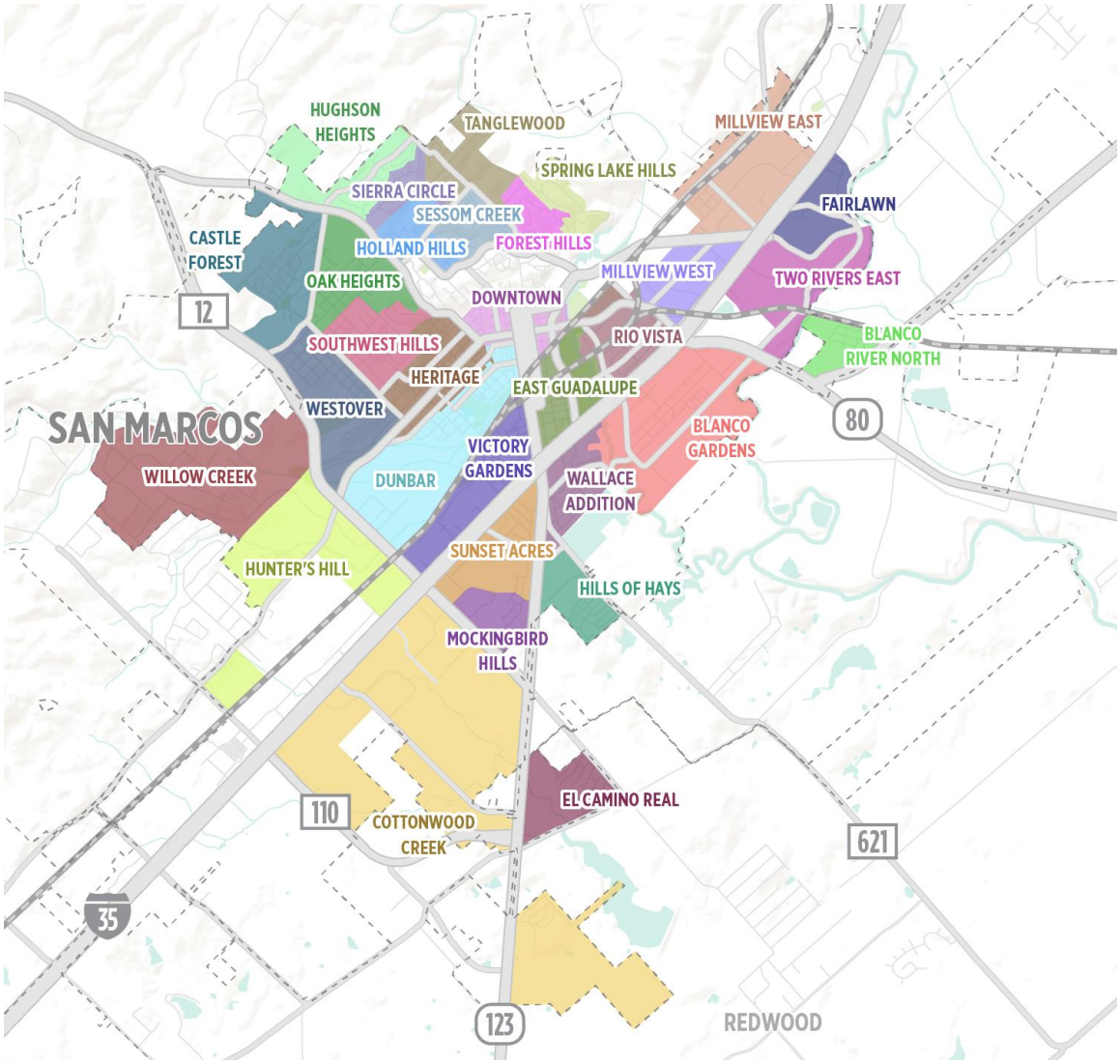
Existing Conditions

LAND USE AND INFRASTRUCTURE

Land use and infrastructure influence the demand and delivery of transit service. This chapter examines development patterns, as well as the spatial design and distribution of street, rail, sidewalk, and bike networks in the City of San Marcos. Existing and potential destinations are discussed along with parking facilities and restricted zones in the vicinity of Downtown San Marcos and Texas State University.

Neighborhoods

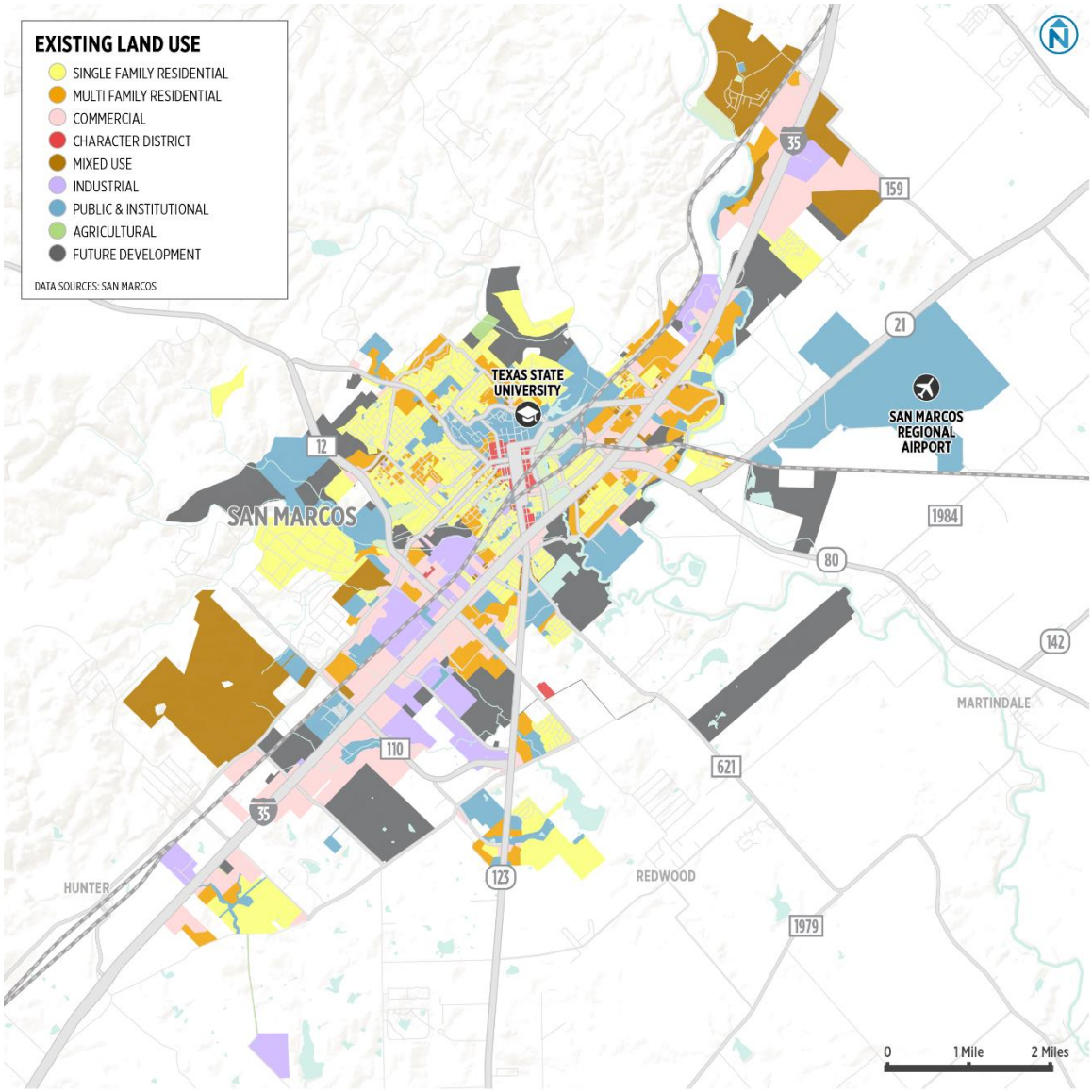
San Marcos neighborhoods are referenced throughout the remainder of this report.



Source: City of San Marcos

Land Use

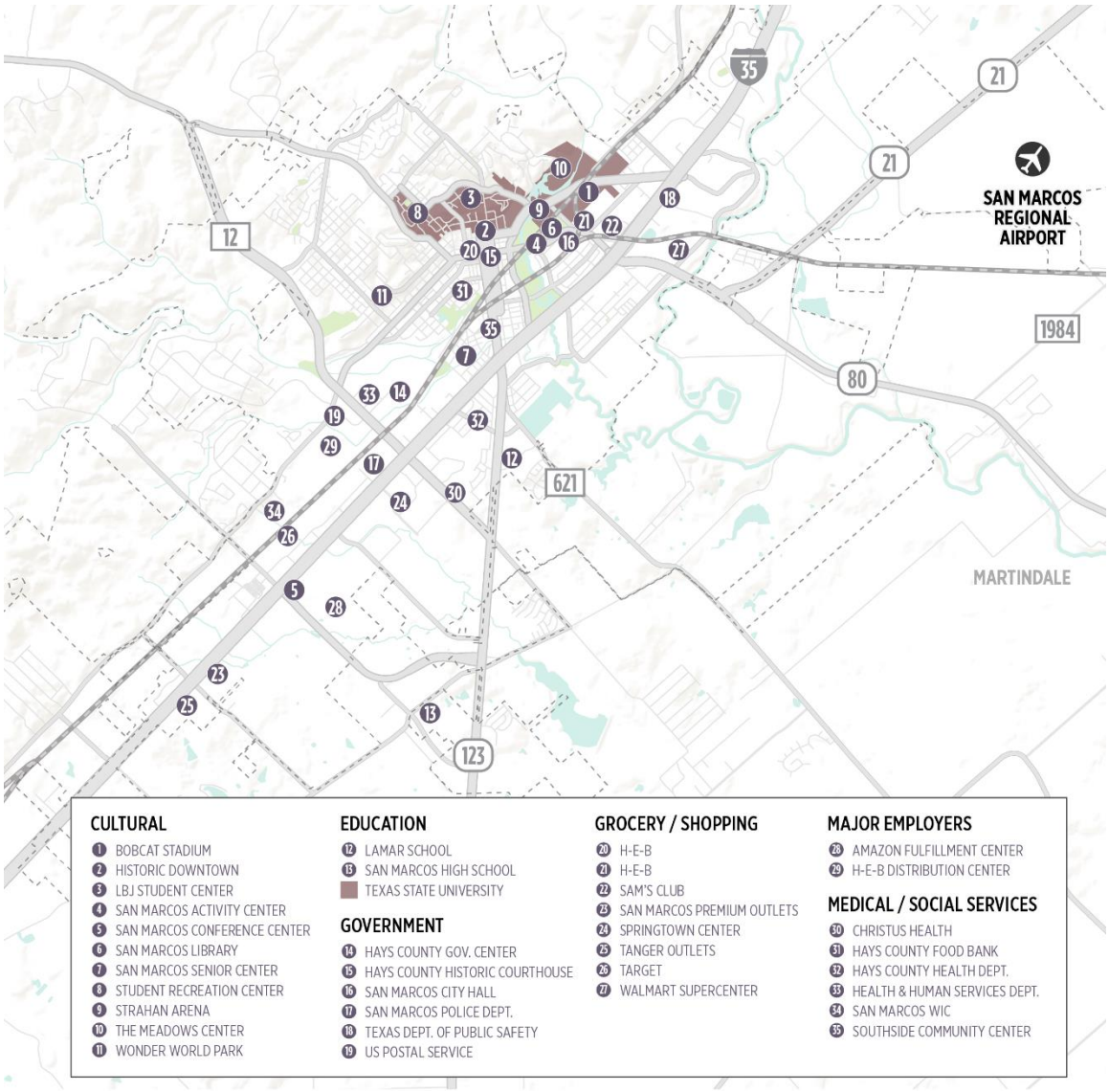
San Marcos has a diverse mix of land uses. Approximately 8% of total land is zoned for multi-family development (including purpose-built student housing) and 18% of total land is zoned for single-family development. Commercial land use (16% of total land) is mostly limited to the I-35 corridor, except for Wonder World Drive. Downtown San Marcos (1% of total land) is zoned as a Character District to promote mixed-use, pedestrian-oriented development. Areas zoned as mixed-use (12% of total land) are predominately small-lot single-family housing. Public and institutional land (21% of total land) includes Texas State University, San Marcos Regional Airport, San Marcos Consolidated ISD, various natural areas, and San Marcos Aquatics Resources Center. Future development (18% of total land) is largely planned in areas east of I-35.



Source: City of San Marcos

Major Destinations

Texas State University is the largest destination in San Marcos with 38,666 students and more than 3,400 full-time faculty and staff. Other major employment locations include Amazon Fulfillment Center, H-E-B Distribution Center, San Marcos Premium Outlets, and Tanger Outlets. Grocery and shopping destinations are mostly located along Hopkins Street and I-35 frontage roads. Medical, government, and social service destinations are scattered across the city.

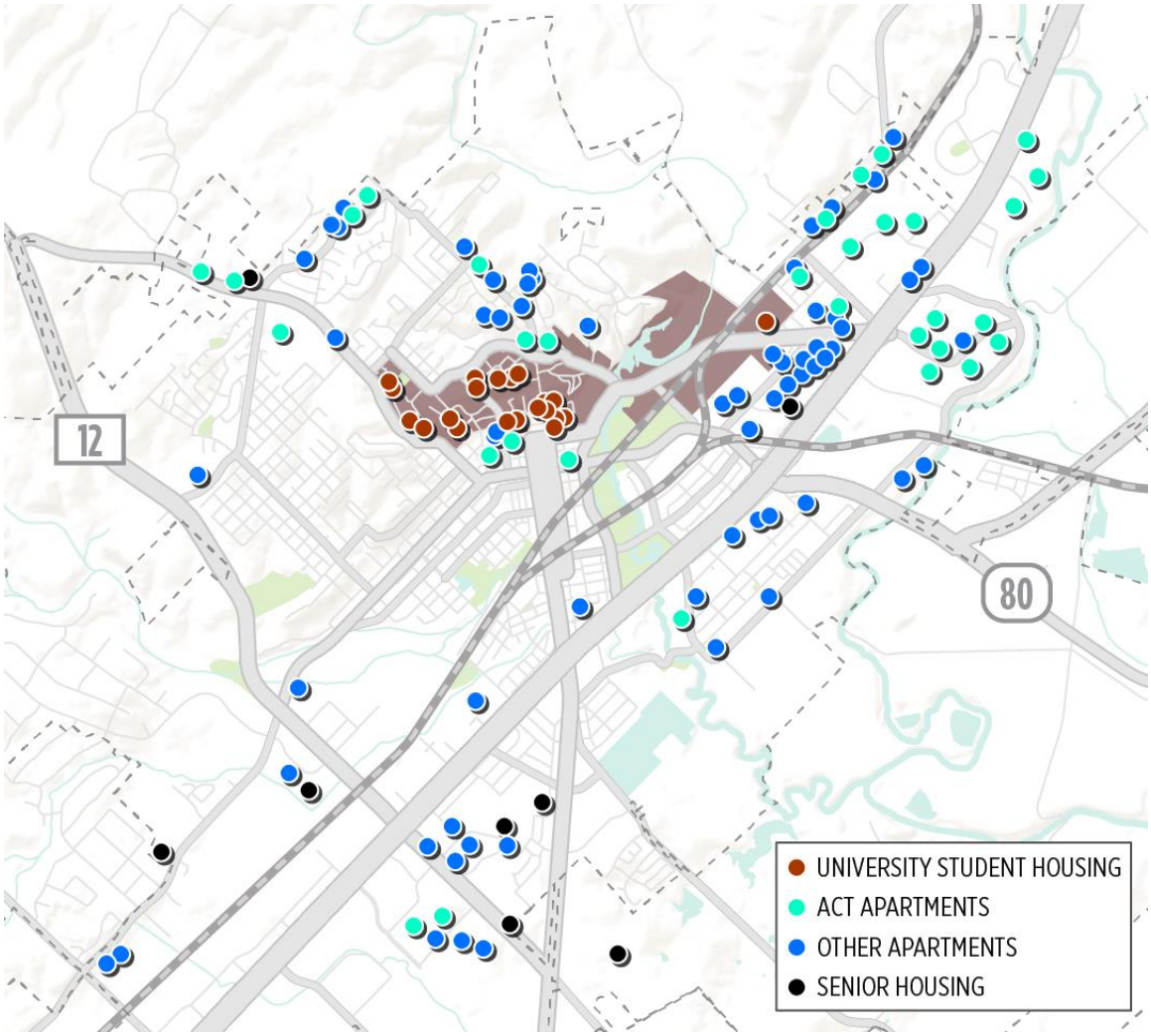


High-Density Housing

High-density housing in San Marcos consists of the following categories:

- Texas State University student housing (6,850 beds)
- Achieving Community Together (ACT) member apartment communities (18,000+ beds)
- Non-ACT member apartment communities
- Apartments and residential communities restricted to seniors

ACT is a partnership between Texas State University and the City of San Marcos to promote a successful experience for tenants and neighbors. ACT member apartment communities are vetted annually by the Department of Housing and Residential Life. Some ACT members that are not served by Bobcat Shuttle, such as Woods of San Marcos and Cottages at San Marcos, provide their own shuttle service. Apartment communities not affiliated with ACT are scattered throughout the city with the highest concentrations along Thorpe Lane, Post Road, Linda Drive, Leah Avenue, and Hunter Road. Some senior apartments provide transportation to their residents.

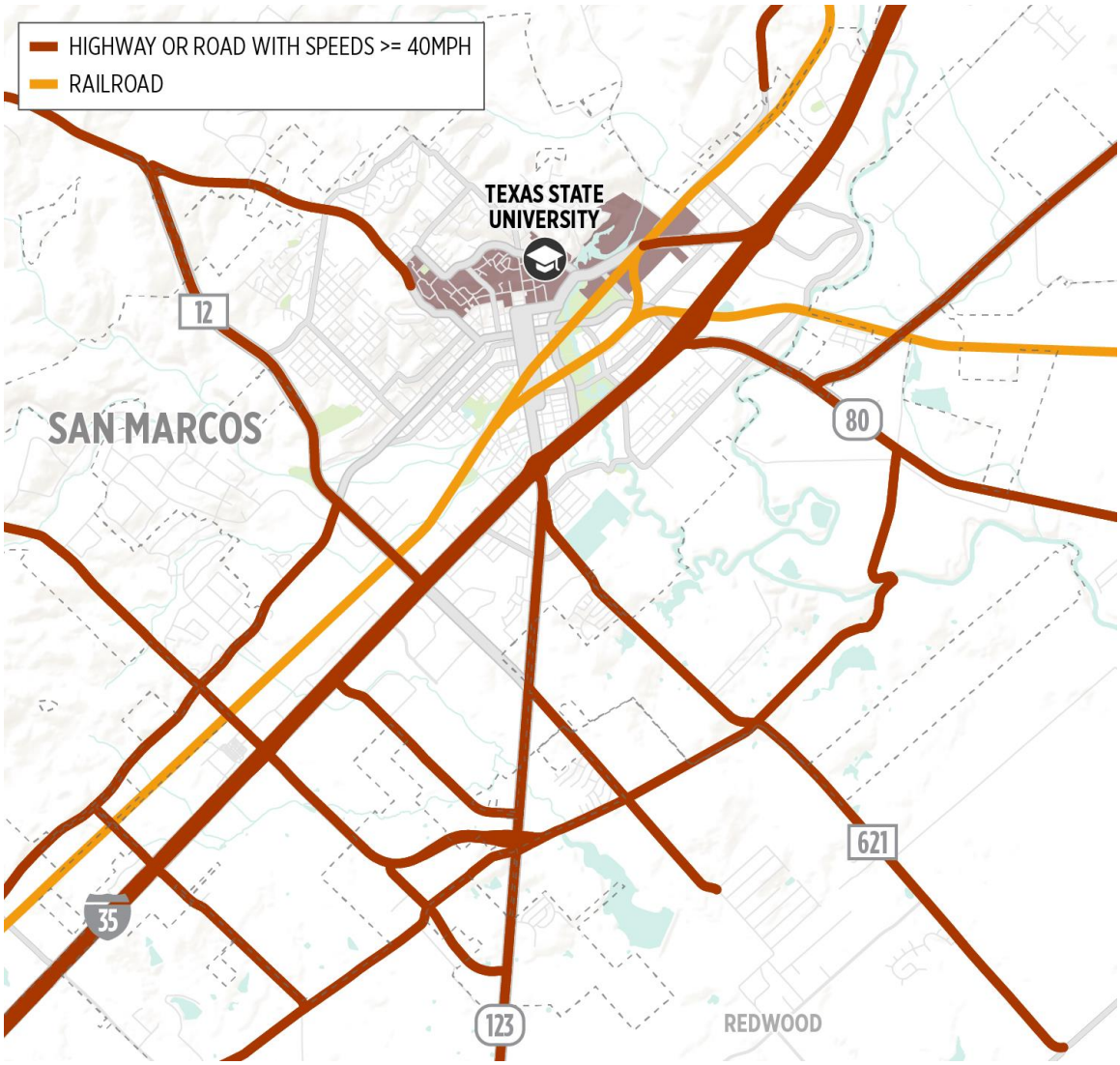


Source: Texas State University

Street and Rail Networks

The street network of San Marcos varies significantly due to topography and development patterns. Single-family neighborhoods west and south of downtown, including Dunbar, Heritage, East Guadalupe, Westover, Southwest Hills and Victory Gardens, have mostly grid patterns with block lengths that range from 300'-500'. Neighborhoods such as Rio Vista, Blanco Gardens, Sunrise Acres, and Wallace Addition have rectangular grid patterns with longer block lengths of 700'-1200'. Outside of the central city, street networks are curvilinear and fragmented due to large-scale commercial and multi-family development.

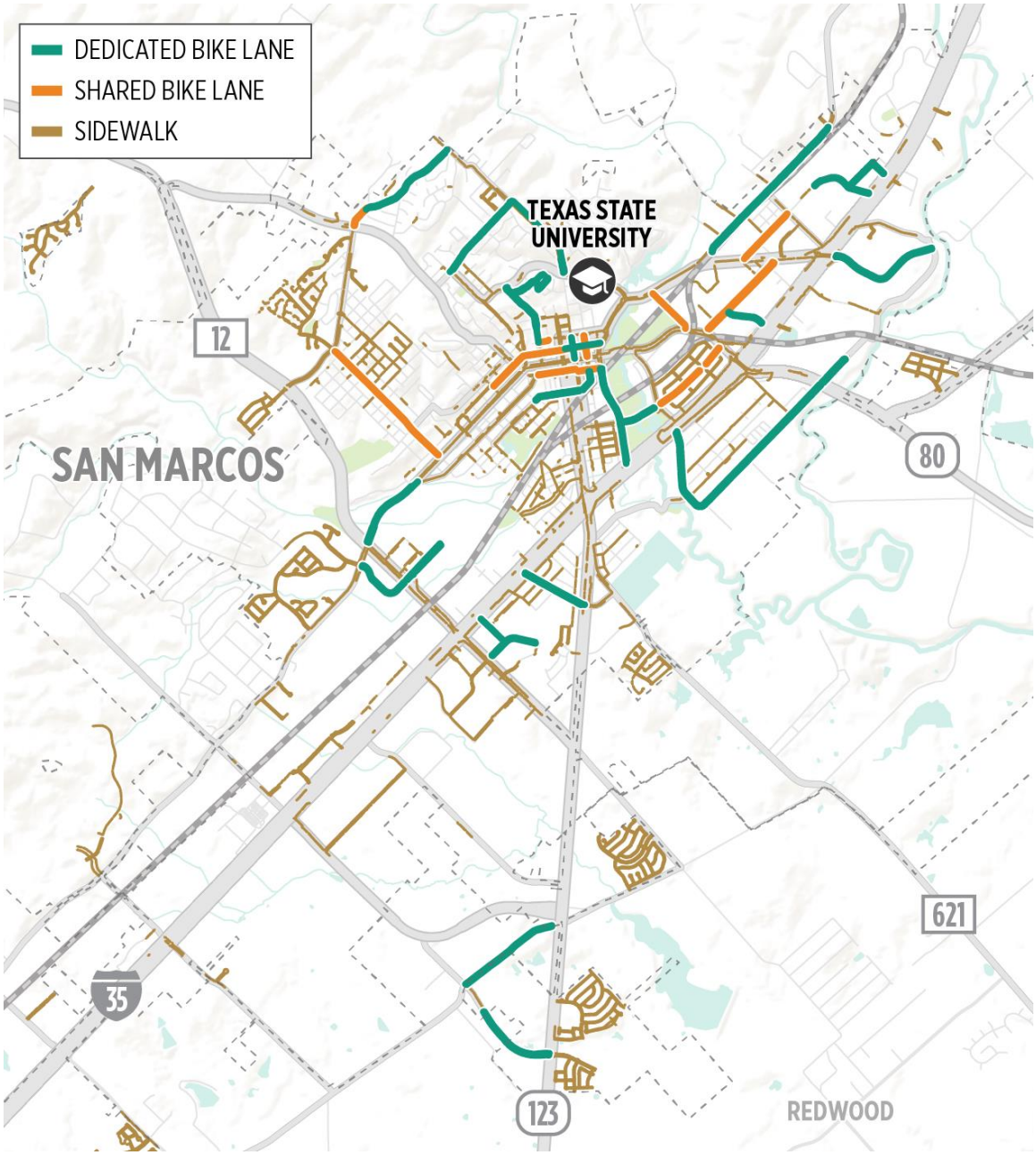
The Union Pacific Railroad and the I-35 highway system are significant pedestrian barriers that span the entire length of the city. The city has nineteen at-grade rail crossings that also impact transit schedule reliability. In addition, several state highways, farm-to-market roads, and ranch roads limit pedestrian access due to their high vehicular speeds and lack of sidewalks.



Source: City of San Marcos

Sidewalk and Bike Networks

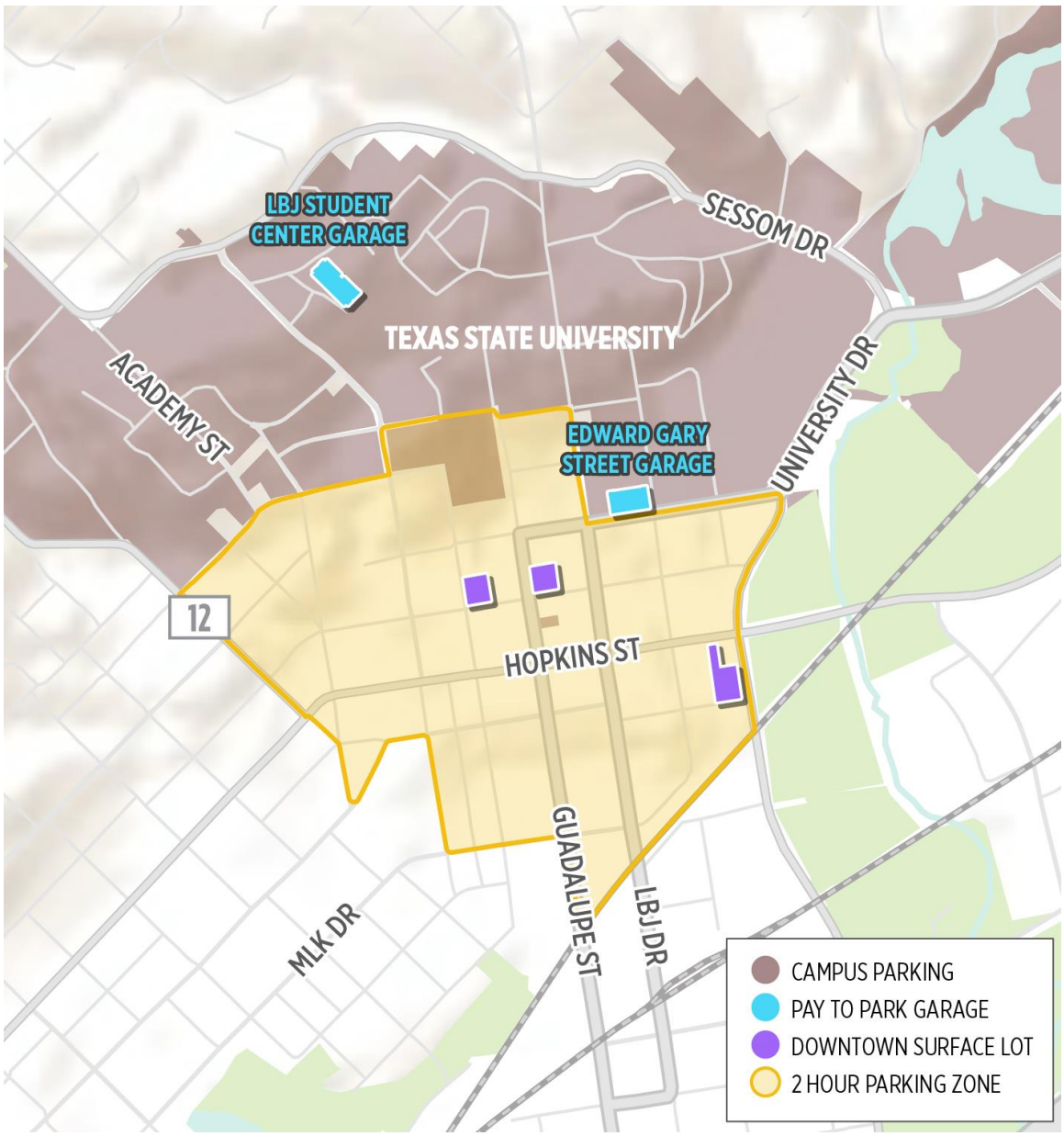
While most arterial streets in San Marcos have sidewalks on at least one side, coverage varies within neighborhoods. Recently developed neighborhoods such as Mockingbird Hills, Hills of Hays, Hunter's Hill, and Blanco River Village have complete sidewalk coverage. Rio Vista and East Guadalupe are established central neighborhoods that also have complete sidewalk coverage. The presence of sidewalks is lower in hilly areas west of the Balcones Fault. Dedicated bike lanes are present on several streets in high-density areas such as Craddock Avenue, Holland Street, LBJ Dr, Post Road, and River Road. However, the overall bike network has several gaps.



Source: City of San Marcos

Downtown Parking

Parking restrictions in San Marcos are limited to downtown and the Texas State University main campus. Most on-street parking in downtown is limited to 2 hours on weekdays. Paid parking is available at three surface lots in downtown and two pay-to-park garages operated by Texas State University, one at the edge of campus and downtown, and the other at the LBJ Student Center.



Sources: City of San Marcos and Texas State University

Texas State University Parking

Permit Parking

Parking permits are restricted to faculty, staff, and students. Parking permits are available at a prorated cost for spring and summer semesters. Restricted permits are discounted for faculty and staff with a salary of $25,000 or less. Parking permits include:

Permit Type	Color	Eligible Permit Holders	Annual Cost	Spring Cost	Summer Cost
Reserved Restricted	Red	Faculty and staff	$825	$550	$275
Restricted	Red	Faculty, staff, retirees, and select students	$335	$223	$112
Residence Hall	Green	Students living in residence halls	$485	$323	$162
Bobcat Village	Silver	Students living in Bobcat Village	$265	$177	$88
Mill Street Residence Hall	Gold	Students living in residence halls	$115	$77	$38
Perimeter/Commuter	Purple	Students, faculty, staff, and community members	$115	$77	$38
Motorcycle	N/A	Students, faculty, staff, and community members	$115	$77	$38
Reduced Motorcycle	N/A	Students, faculty, staff, and community members	$65	$44	$22
Carpool	N/A	Off-campus students, faculty, and staff	$0	$0	$0

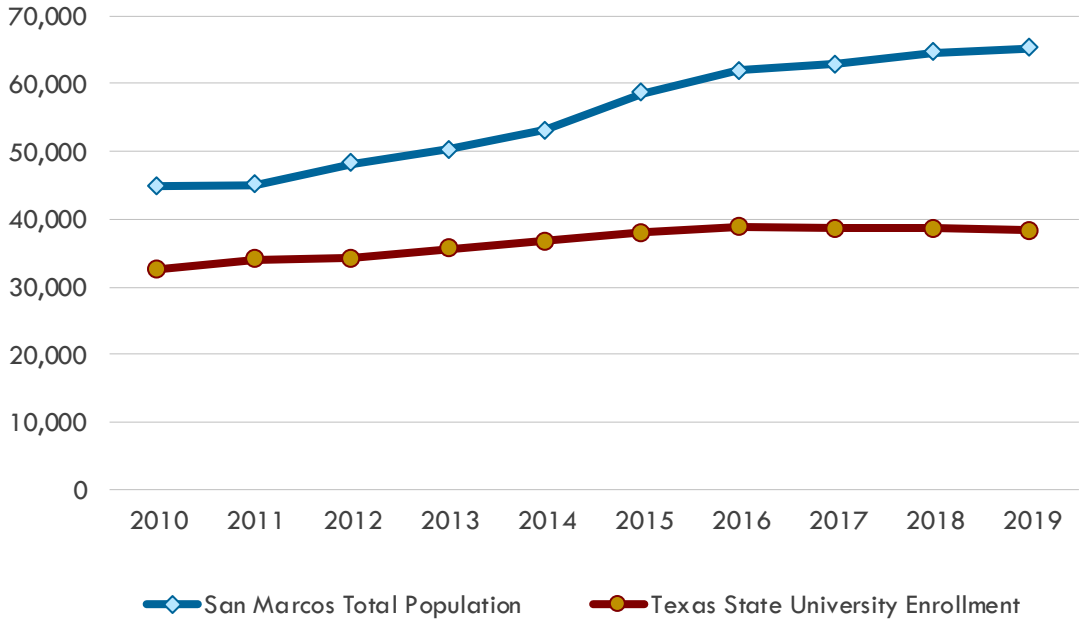
Visitor Parking

In addition to parking permits, the University also has two pay-to-park garages (Edward Gary Street Garage and LBJ Student Center Garage) that are open to the students, faculty, staff, visitors, and the public. The University also has nine pay-and-display stations located throughout campus to allow visitors to purchase daily parking at select parking lots and garages. Park-and-display permits at three locations are not available until after 5 p.m.

POPULATION AND TEXAS STATE UNIVERSITY STUDENTS

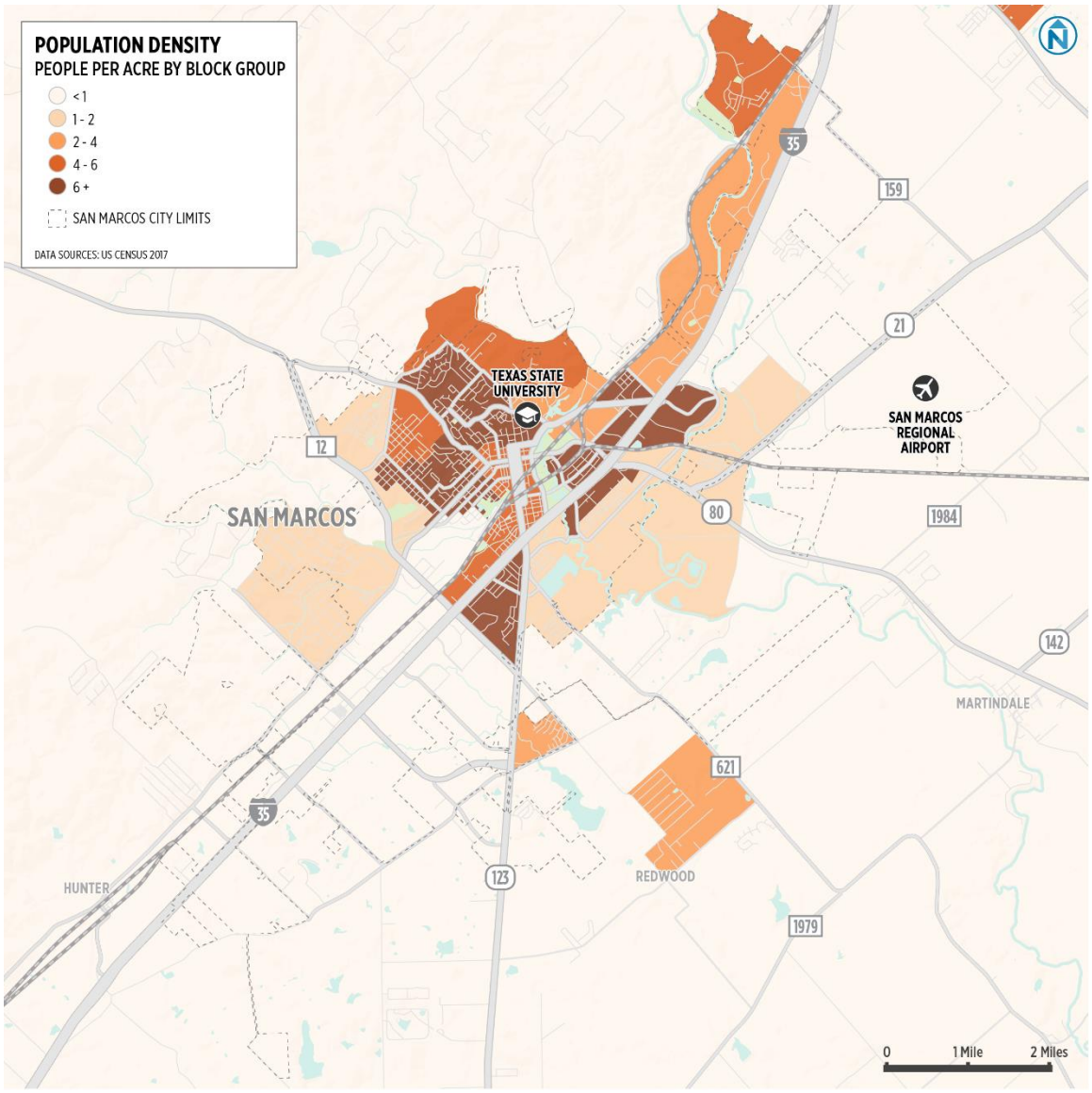
Over the past decade, San Marcos' population and Texas State University's student enrollment have both increased significantly. In 2010, the Texas State University student population was approximately 75% of the total population. By 2019, the percentage decreased to less than 60%.

San Marcos Population and Texas State University Enrollment



Population

Population density is one of the key metrics by which transit demand is measured. The highest-density areas in San Marcos are associated with Texas State University on-campus student housing and off-campus apartment communities located along Mill Street and Aquarena Springs Drive. Single-family neighborhoods with the highest population densities include Blanco Gardens, Rio Vista, Sunset Acres, and Mockingbird Hills.

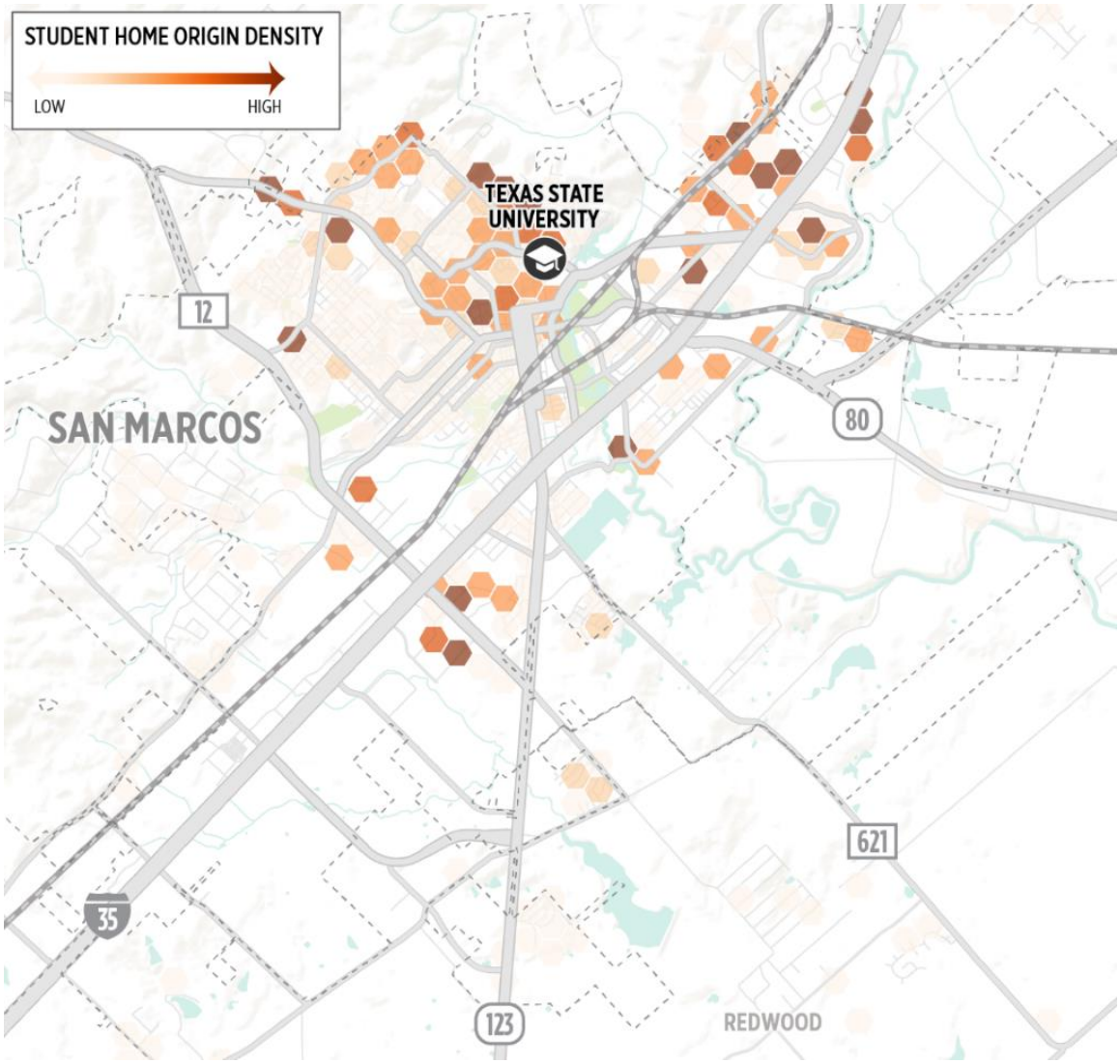


Source: U.S. Census Bureau

Texas State University Students

Approximately 6,200 Texas State University students (16% of total enrollment) live in residence halls. Another 650 students (2%) reside at the University's Bobcat Village apartments northeast of Bobcat Stadium. The University issues commuter permits to over 14,500 students (38%). The vast majority of the remaining 17,250 students (44%) live in apartments or other housing within the City of San Marcos.

The heat map below depicts the home origins of Texas State University students that provided a local address. Areas with the highest student densities outside of campus include Mill Street, Aquarena Springs, LBJ Drive, and Wonder World Drive (east of I-35). Downtown San Marcos continues to see an increase in Texas State University students due to recent and planned residential towers.



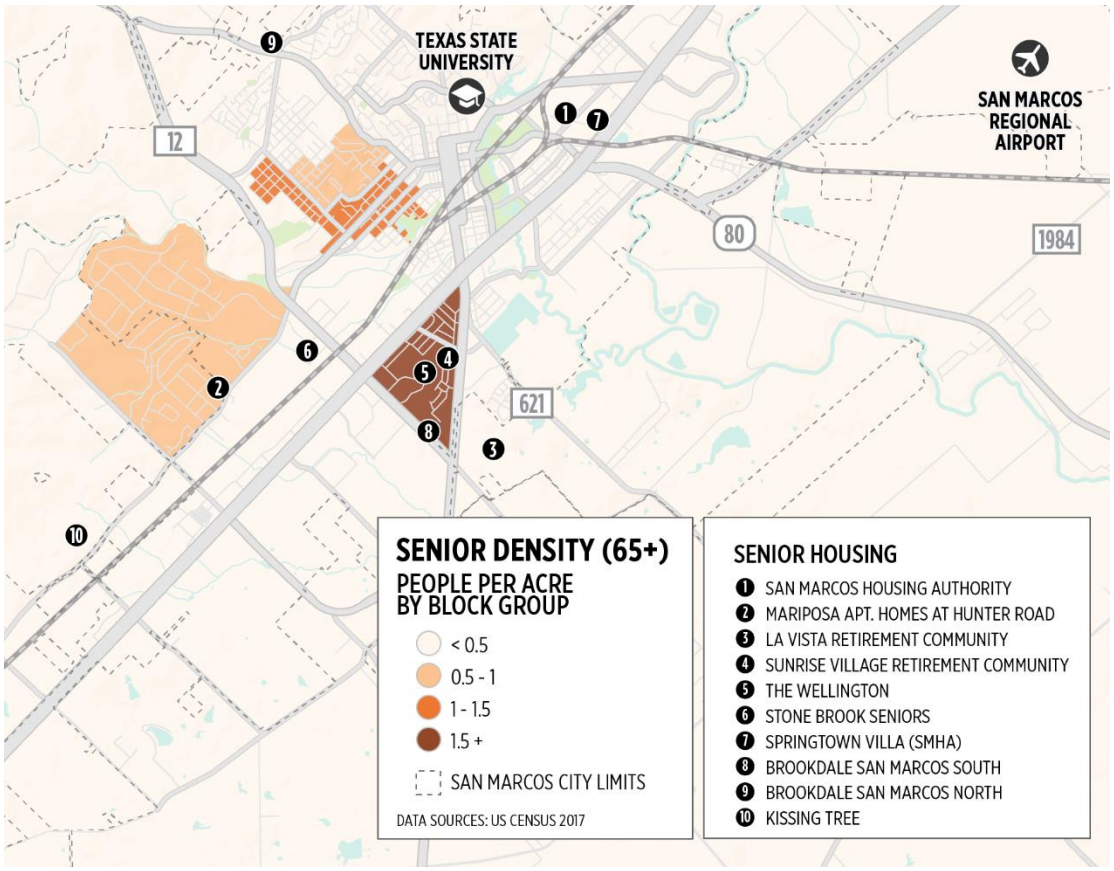
Source: Texas State University

DEMOGRAPHICS

Examining the density and distribution of specific demographic segments helps identify areas with potential transit demand that are currently underserved or unserved.

Seniors

Older people often choose to use transit when they no longer have the ability or desire to drive. In the San Marcos urbanized area, the greatest densities of senior residents (those over age 65) are east of I-35, south of Guadalupe Street (SH 123), and north of Wonder World Drive. Senior residential communities within the City of San Marcos are served by a combination of public transit (Senior Shuttle) and private shuttles.



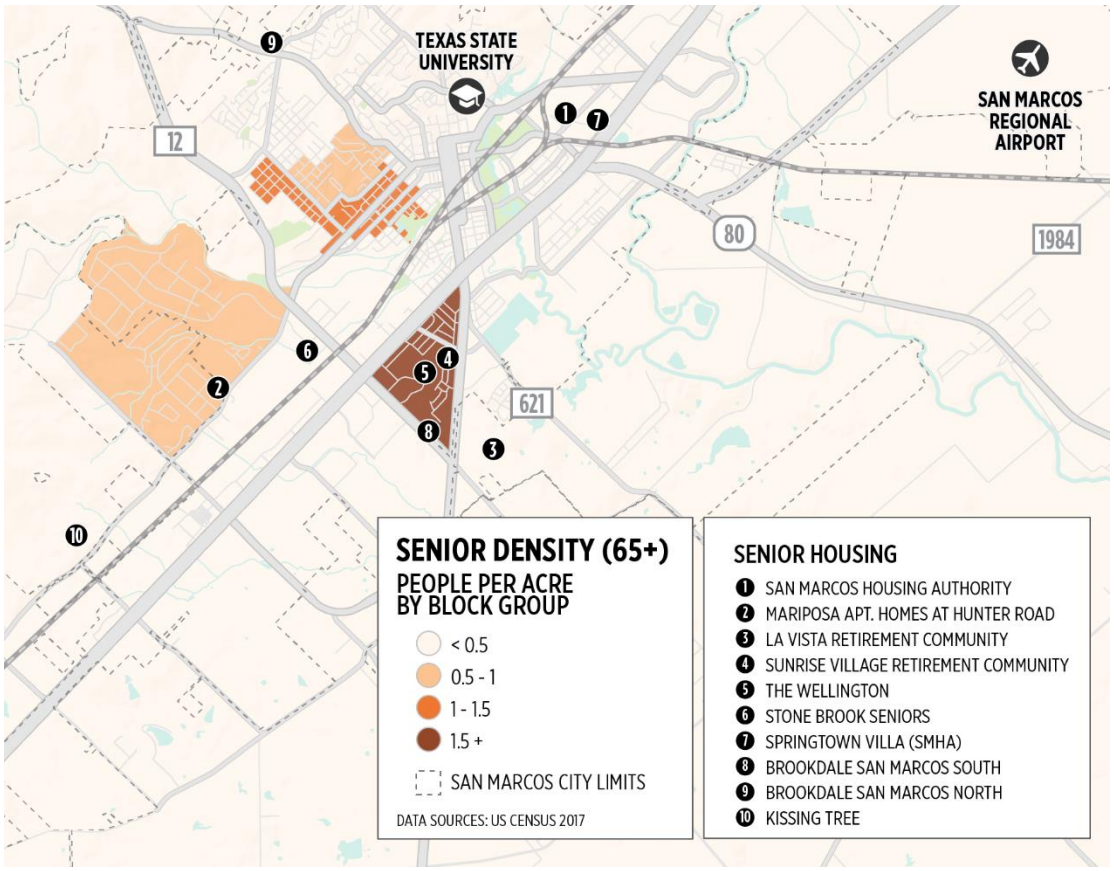
Source: U.S. Census Bureau

People with Disabilities

People with disabilities are often more likely to use transit because they are unable or do not wish to operate a personal vehicle. Although some people with disabilities qualify for and use paratransit, many do not or prefer to use fixed-route bus service. In the San Marcos urbanized area, the highest densities of people with disabilities are:

- Heritage and Southwest Hills neighborhoods west of downtown
- Springtown Villa apartments (San Marcos Housing Authority) along Thorpe Lane
- East of I-35 between SH 80 and Uhland Road

Approximately 1,500 Texas State students have a disability registered with the Office of Disability Services; the home location of many of these students may not be captured in Census data.



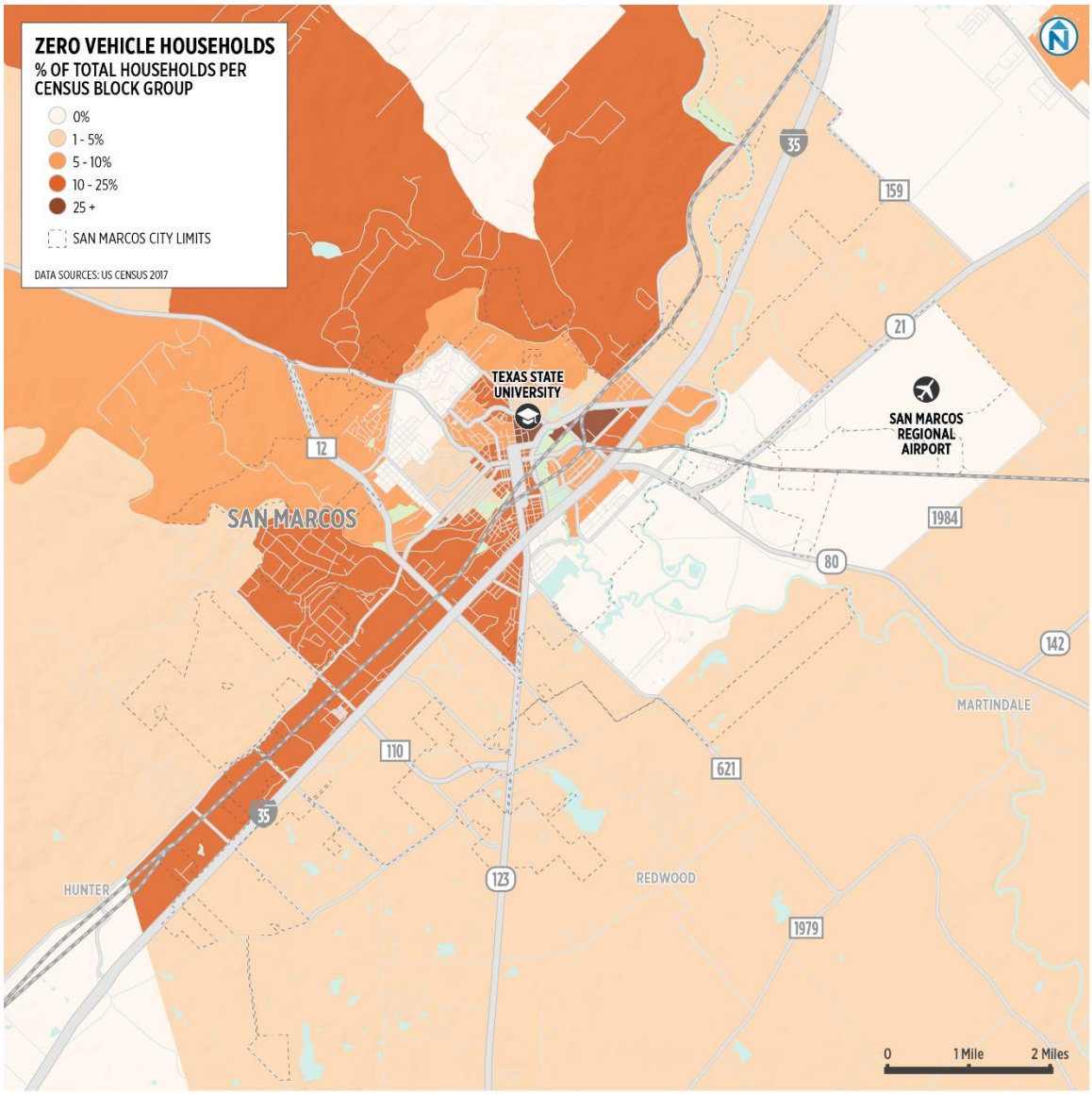
Source: U.S. Census Bureau

Vehicle Ownership

Households without access to a vehicle are among those most likely to use transit. In the San Marcos urbanized area, the highest densities of households without vehicle access are:

- Texas State University residence halls and Bobcat Village apartments
- Allen Wood Homes at 1201 Thorpe Lane
- Heritage and Southwest Hills neighborhoods west of downtown
- Areas between I-35 and Hunter Road
- Areas between I-35 and Post Road

Vehicle ownership does not guarantee access to all members of a household.

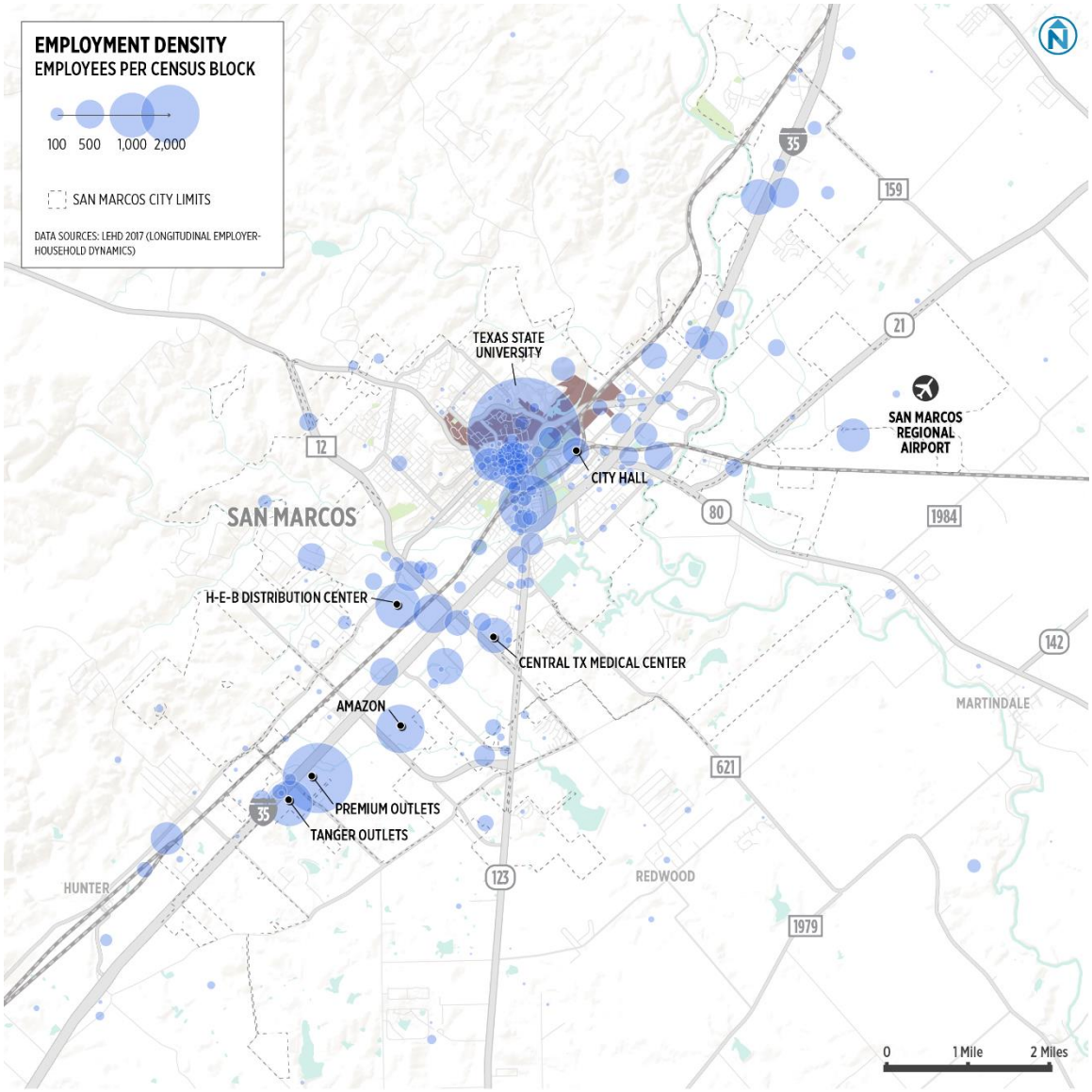


Source: U.S. Census Bureau

EMPLOYMENT

Local Employment

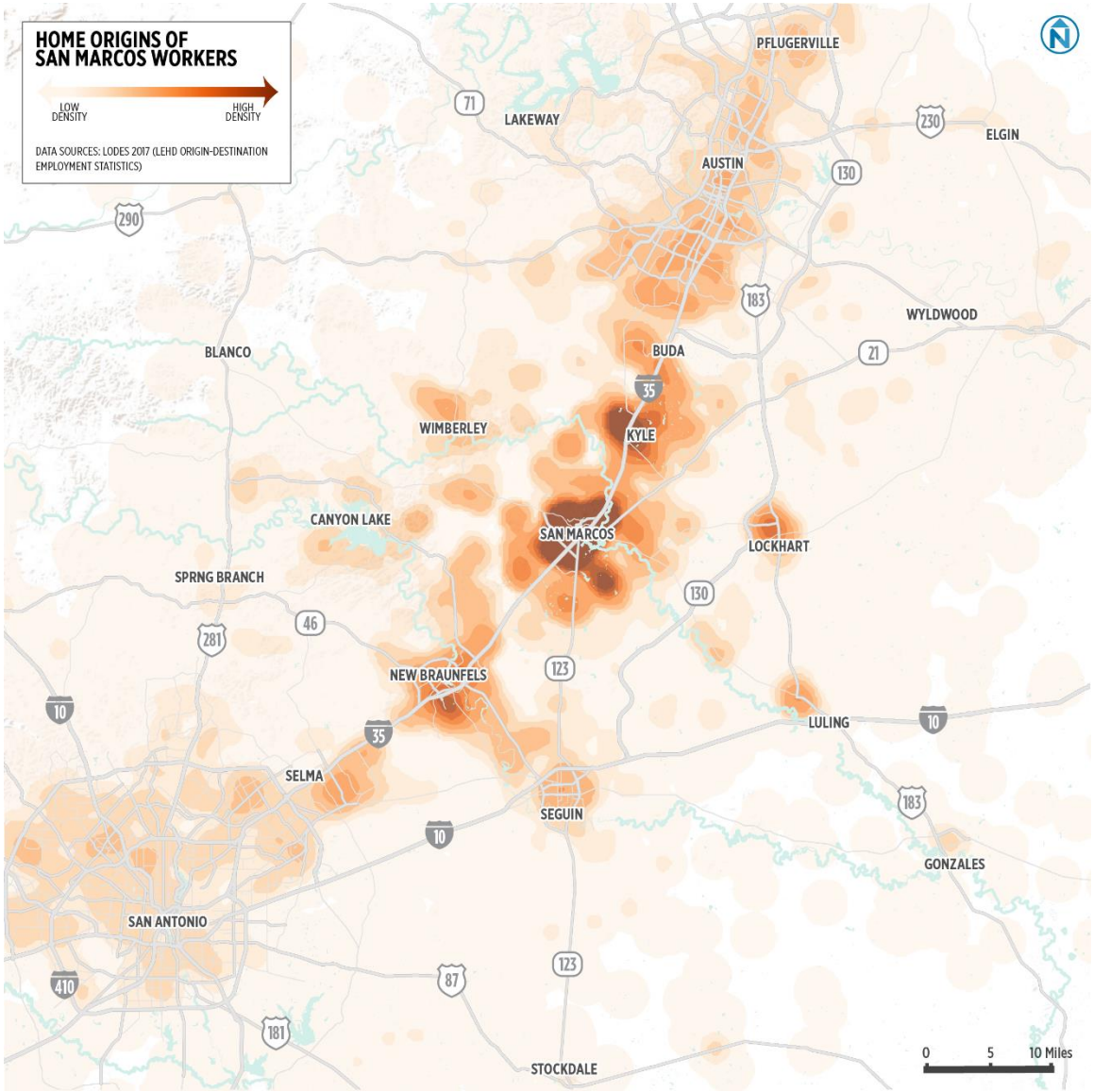
Texas State University has the highest concentration of employees in the city. Employers with a high number of employees working in close proximity to one another include Amazon Fulfillment Center, Premium Outlets, Tanger Outlets, Hays County Government Center, Central Texas Medical Center, H-E-B Distribution Center, City of San Marcos, and San Marcos CISD schools.



Source: U.S. Census Bureau

Home Locations of San Marcos Employees

While approximately 4,300 people live and work in San Marcos, more than 80% of San Marcos employees live outside of the city. The cities of Kyle, New Braunfels, Austin, and San Antonio are each home to more than 1,000 San Marcos employees. More than 19,000 people travel into the City of San Marcos for employment.

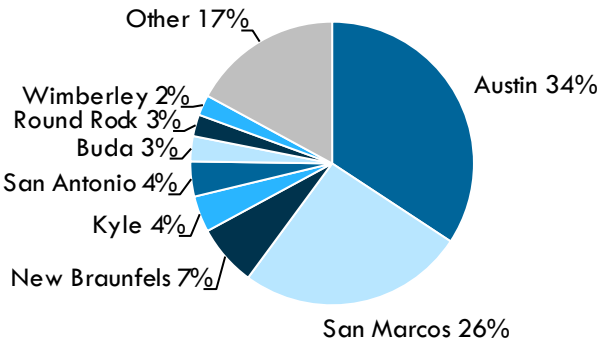


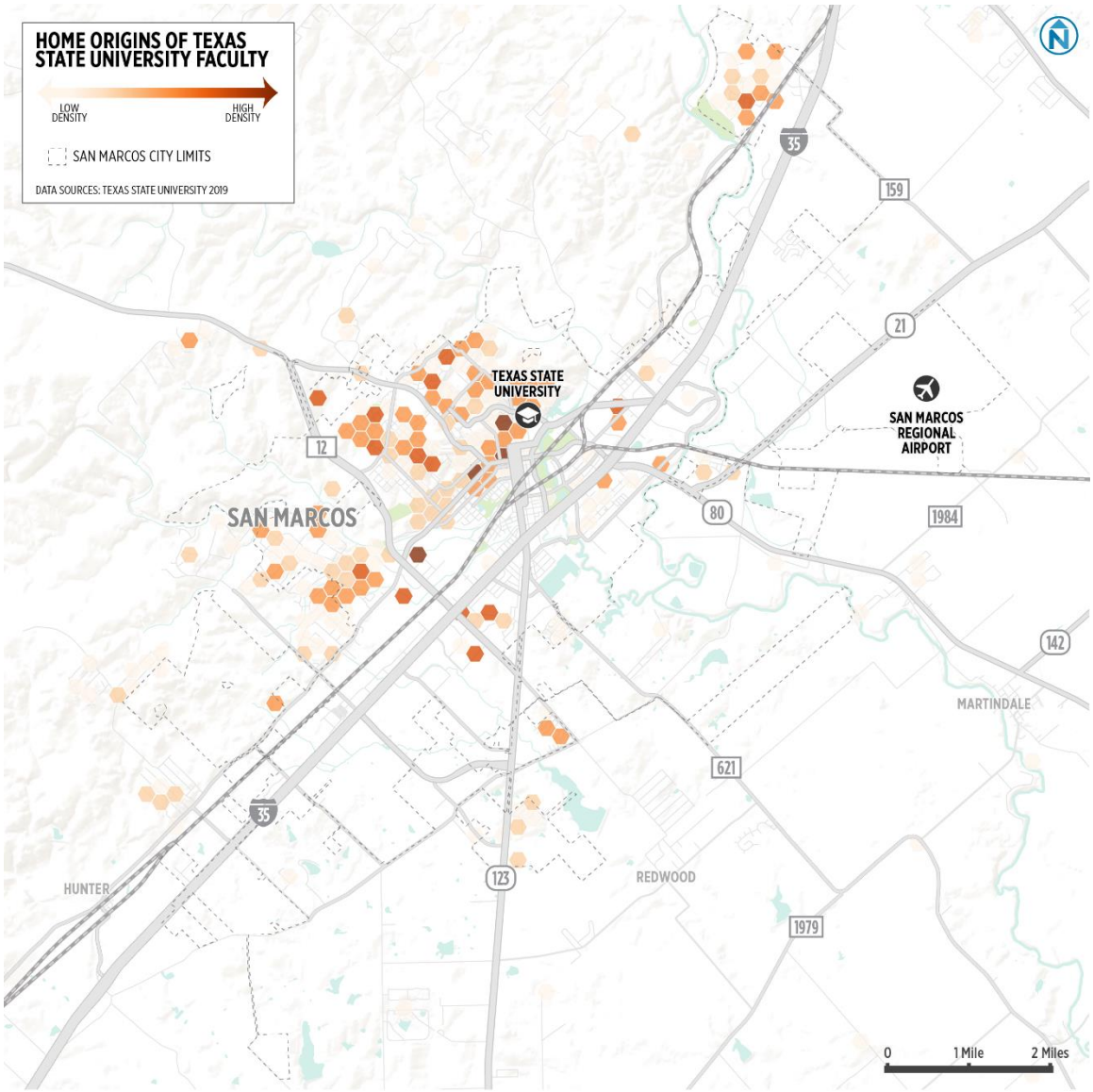
Source: U.S. Census Bureau

Home Locations of Texas State University Faculty

Approximately one-third of Texas State University's 2,050 faculty members reside within the City of Austin. Approximately one-quarter of faculty members live in San Marcos, primarily west of I-35. New Braunfels has the third-highest percentage of faculty members.

The distribution of faculty members in the San Marcos area is depicted in the heat map below.

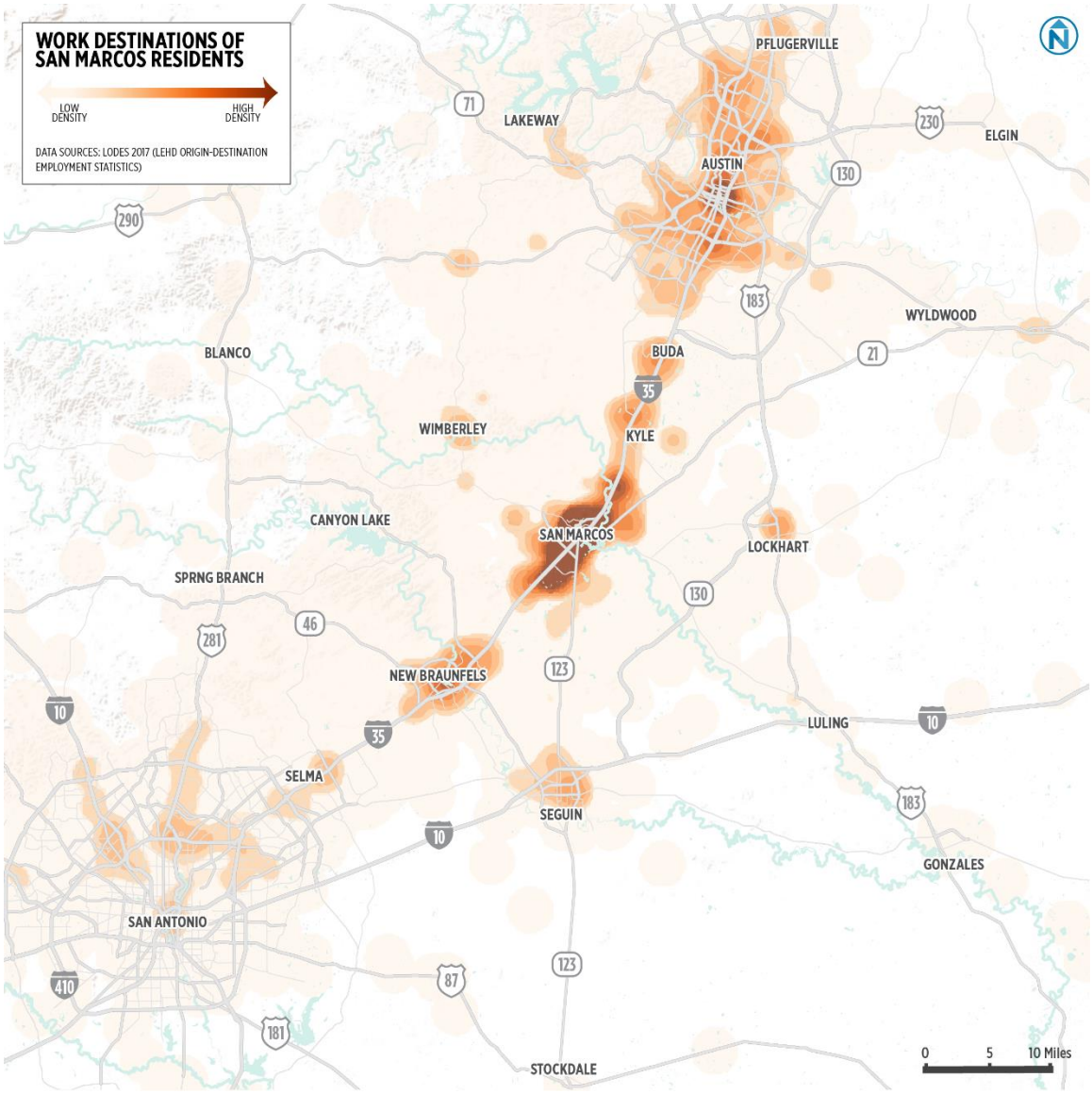




Source: U.S. Census Bureau

Employment Locations of San Marcos Residents

Approximately 12,500 San Marcos residents work outside of the city. Major employment destinations include Austin (3,330 employees), San Antonio (1,000 employees) and New Braunfels (750 employees).



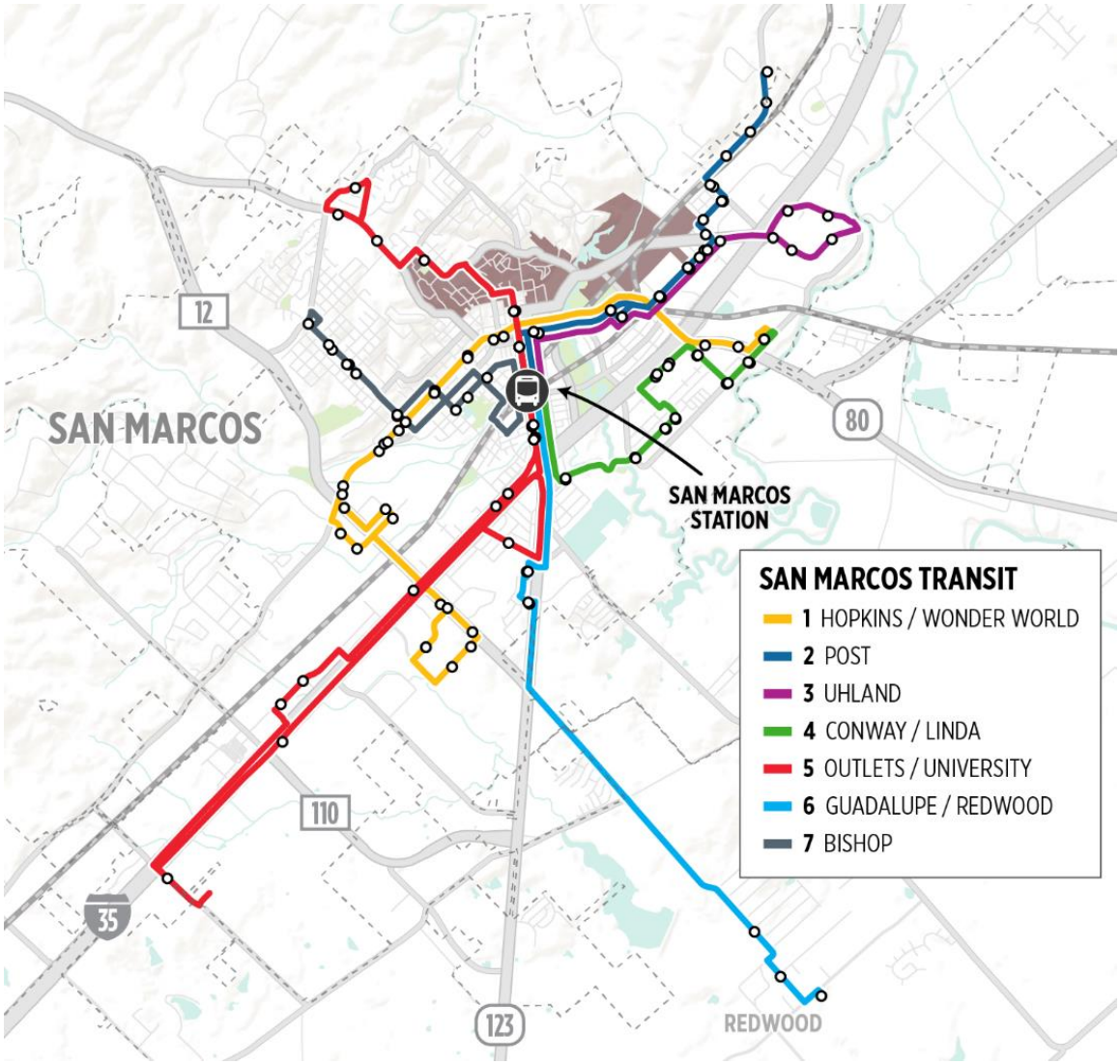
Source: U.S. Census Bureau

SAN MARCOS TRANSIT

The City of San Marcos Transit division partners with CARTS to provide wheelchair-accessible fixed-route and paratransit service to residents and visitors of the San Marcos urbanized area. San Marcos Transit (branded as The Bus) consists of five fixed-routes that run throughout the day, two fixed-routes with intermittent schedules, and a senior shuttle. San Marcos Transit operates on weekdays and observes seven holidays (New Year's Day, M.L.K Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day).

Fare options include a $1.00 one-way fare, $2.00 daily pass, and $30 monthly pass. Riders eligible for ADA paratransit service, persons 65 years or older, and elementary through high school students are eligible for a reduced one-way fare of $0.50 and a reduced monthly pass of $15. Texas State University reimburses the City of San Marcos for trips taken by students, faculty, and staff, who ride for free with their ID. Children age 5 and under ride for free.

San Marcos Transit Network



Source: City of San Marcos

San Marcos Station

San Marcos Station is located at 338 S Guadalupe Street on a 5-acre property owned by the Capital Area Rural Transportation System. The facility serves as the primary connection point between San Marcos Transit routes, CARTS Yellow and Gold Lines, Greyhound, and Amtrak. The station includes customer service desks for San Marcos Transit and Greyhound, public restrooms, and an operator break room with lockers. The site also includes a secure yard for fleet storage of San Marcos Transit vehicles.

San Marcos Transit Routes

Routes 1 is a crosstown route that does not serve San Marcos Station. Routes 2, 3, 4, 5, 6, and 7 serve San Marcos Station at the top or bottom of each hour. The Senior Shopper shuttle connects four senior residential communities with shopping destinations on Tuesday and Thursday only.

Route 1 utilizes two vehicles. Routes 4 and 5 each require one vehicle. One vehicle is used to operate Routes 2 and 3, alternating between routes every 30 minutes. Another vehicle alternates between Routes 6 and 7. The Senior Shopper route requires one vehicle.

Service Characteristics

Route	Days of Service	Service Span	Frequency (minutes)	Vehicles[1]	Daily Trips
1 Hopkins/Wonder World	Monday-Friday	7:00 a.m. – 8:00 p.m.	30	2	26
2 Post	Monday-Friday	7:00 a.m. – 8:00 p.m.	60	0.5	13
3 Uhland	Monday-Friday	7:00 a.m. – 8:00 p.m.	60	0.5	13
4 Conway/Linda	Monday-Friday	7:00 a.m. – 8:00 p.m.	30	1	26
5 Outlets/University	Monday-Friday	7:00 a.m. – 8:00 p.m.	60	1	13
6 Guadalupe/Redwood	Monday-Friday	7:00 a.m. – 4:30 p.m.	60-240	0.5	5
7 Bishop	Monday-Friday	7:30 a.m. – 5:00 p.m.	60-240	0.5	5
Senior Shopper	Tuesday/Thursday	9:30 a.m. – 2:30 p.m.	N/A	1	4
Total				**7**	

1 Hopkins / Wonder World

Route 1 is a crosstown route that mostly operates along Wonder World Drive and Hopkins Street. Destinations along the route include Walmart, San Marcos Activity Center, San Marcos Library, downtown, H-E-B, San Marcos Post Office, Hays County Government Center, and Central Texas Medical Center. Route 1 runs every 30 minutes using two buses and does not serve San Marcos Station.

2 Post and 3 Uhland

Route 2 and 3 share the same alignment along East Hopkins Street, and Thorpe Lane between San Marcos Station and Aquarena Springs Drive. Route 2 continues northeast along Eastwood Street, Mill Street, Uhland Road, and Post Road to serve several apartment communities. Route 3 continues east of I-35 along Aquarena Springs Drive and Uhland Road to also serve several apartment communities.

Both routes serve H-E-B, Springtown Center, San Marcos Activity Center, San Marcos Library, downtown, and San Marcos Station, providing 30-minute service along the shared segment and 60-minute service along each branch. One bus is used to operate both routes which alternate every 30 minutes from San Marcos Station.

4 Conway/Linda

Route 4 operates between San Marcos Station and Walmart on SH 80, serving the East Guadalupe, Victory Gardens, Wallace Addition, and Blanco Gardens neighborhoods. Route 4 runs every 30 minutes and does not serve downtown.

5 Outlets/University

Route 5 operates between Craddock Avenue and Centerpoint Road, serving the Hughson Heights neighborhood, Texas State University, downtown, San Marcos Station, Stonecreek Crossing, San Marcos Premium Outlets, and Tanger Outlets San Marcos. Route 5 runs every 60 minutes.

6 Guadalupe/Redwood

Route 6 connects the Redwood community and Sunset Acres neighborhood with San Marcos Station. The route consists of two morning round-trips, one midday round-trip, and two afternoon round-trips. Route 6 does not serve downtown.

7 Bishop

Route 7 connects the Victory Gardens, Westover, and Southwest Hills neighborhoods with San Marcos Station. The route consists of two morning round-trips, one midday round-trip, and two afternoon round-trips. Route 7 does not serve downtown.

Senior Shopper

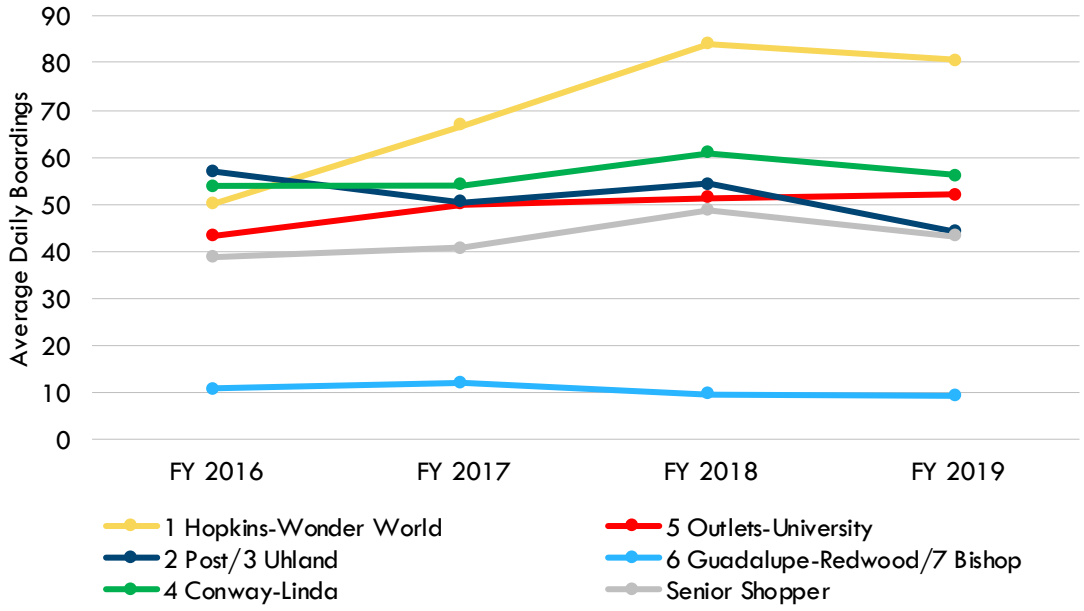
The Senior Shopper shuttle operates on Tuesdays and Thursdays connecting four senior living communities (Mariposa, Stonebrook, La Vista, and Springtown Villa) with Walmart on Tuesdays and H-E-B on Thursdays. Each community has its own pick-up and return trip, which are scheduled 90-120 minutes apart.

System Ridership

San Marcos Transit system ridership has increased slightly over the past four years. System ridership during fiscal year 2019 (September 2018-August 2019) was 13% higher than during fiscal year 2016. Ridership on Route 1 nearly doubled during that timeframe while ridership on other routes has remained mostly consistent.

Sources: City of San Marcos, CARTS

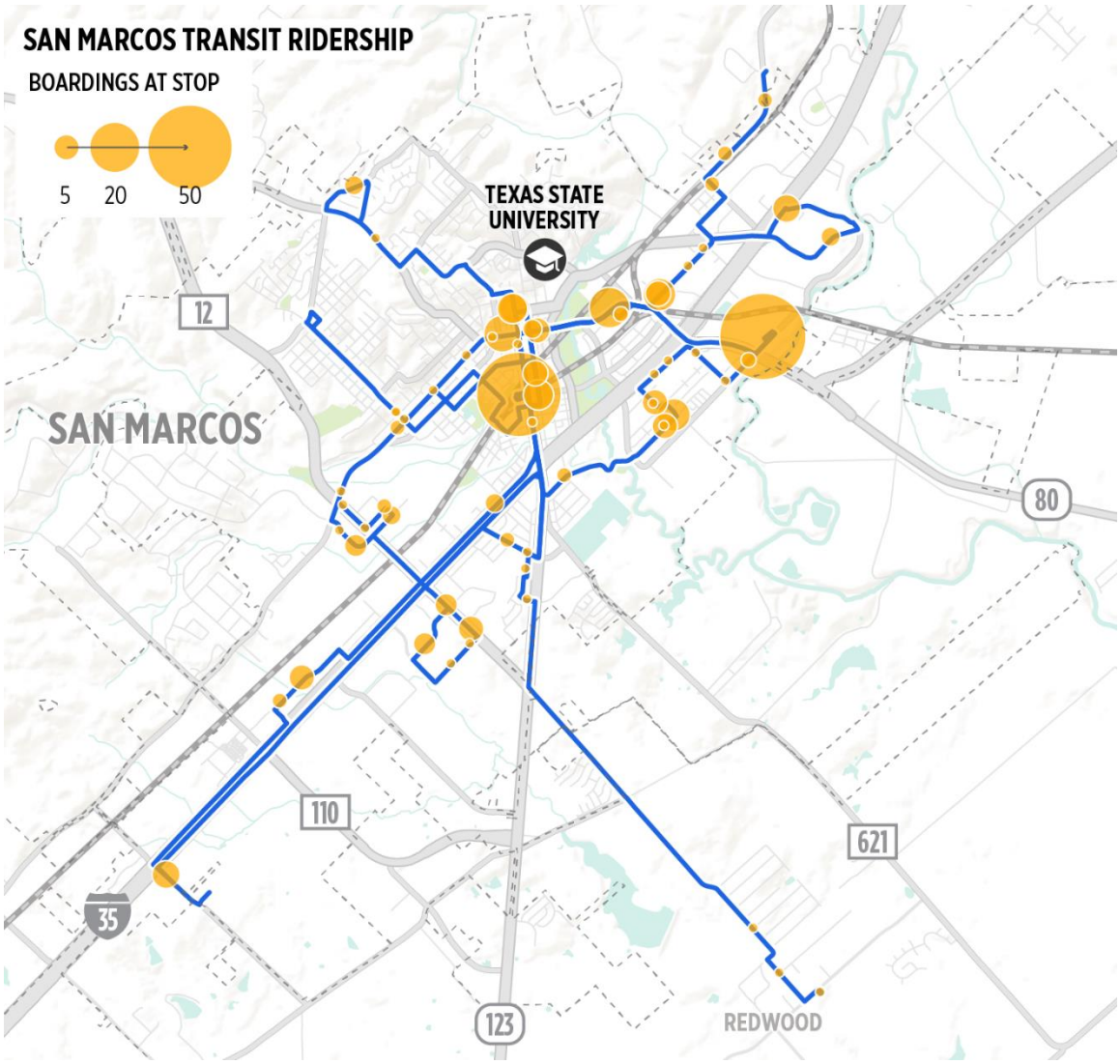
Route Ridership



Sources: City of San Marcos, CARTS

Ridership by Stop

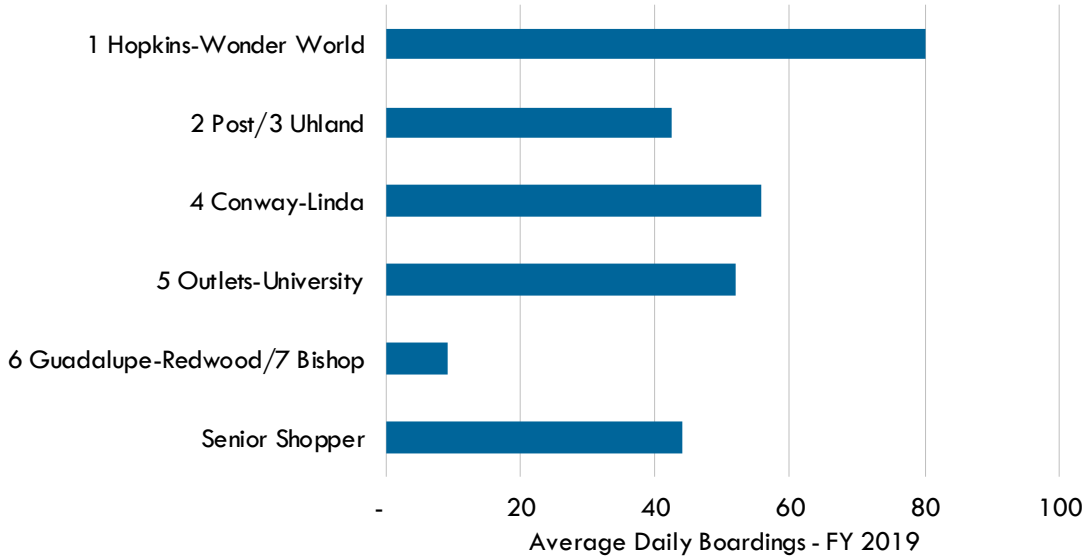
The implementation of Route 1 during the January 2015 route network restructure resulted in a significant decrease in transfer activity at San Marcos Station. Stops that have experienced an increase in daily ridership over the past four years include Walmart, San Marcos Library, and both H-E-B stores. Ridership is lowest north and west of Texas State University and in Redwood.



Sources: City of San Marcos, CARTS

Ridership by Route

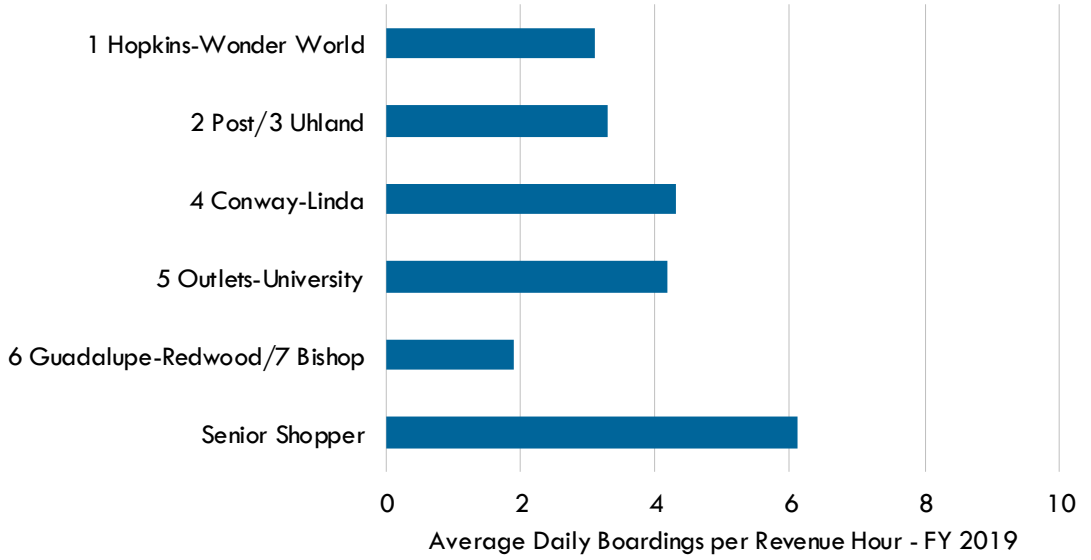
Route 1 had the highest ridership of all San Marcos Transit routes for CARTS FY 2019 (September 2018-August 2019) with 80 boardings per day. Routes 2/3 and Routes 6/7 are each operated with the same vehicle, therefore, ridership is collected for both routes. The Senior Shopper operates on Tuesday and Thursday only.



Sources: City of San Marcos, CARTS

Ridership Productivity by Route

Route 1 is less productive than Routes 2-5 because it requires two buses and twice as many hours to operate. The Senior Shopper provides limited, direct service for a specific market and is therefore more productive than other routes.

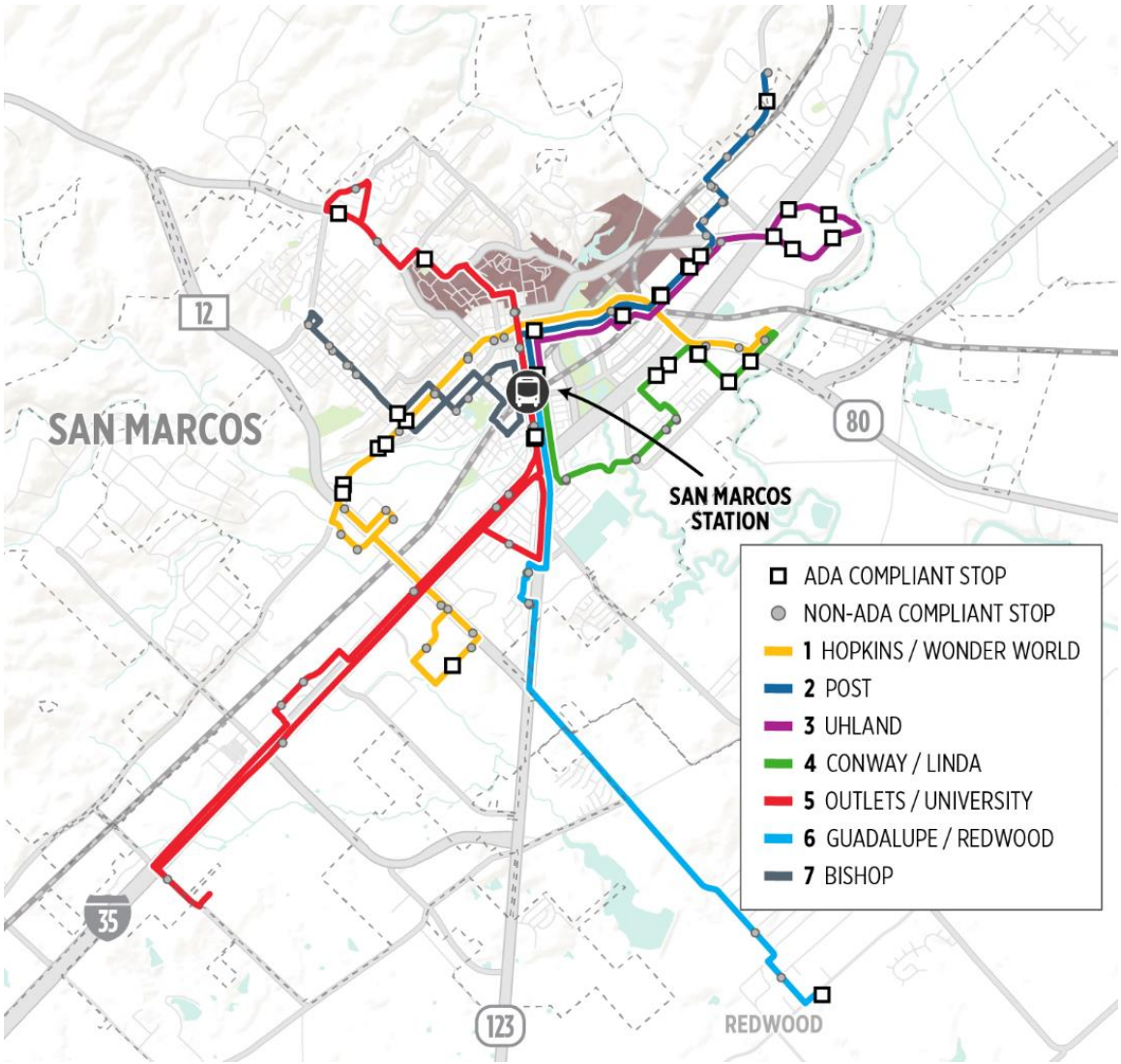


Sources: City of San Marcos, CARTS

Bus Stops

The San Marcos Transit route network is supported by San Marcos Station and 116 bus stops, 18 of which (16%) have city-owned or private shelters, and 32 of which (28%) are compliant with ADA standards, which require that boarding and alighting areas have the following:

- Firm, stable surface
- Unobstructed length of 96" and unobstructed width of 60"
- Connection to an accessible street, sidewalk, or pedestrian path
- Maximum slope of 1:48 perpendicular to the roadway



Sources: City of San Marcos

Paratransit

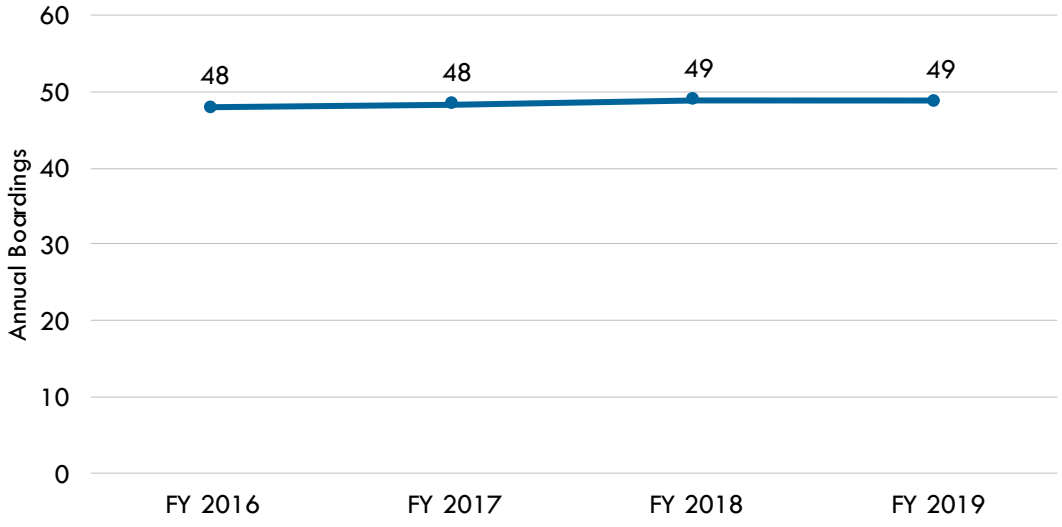
San Marcos residents that are unable to ride fixed-route service due to a physical or functional disability or are age 65 or older are eligible to ride complementary paratransit service, which is also operated by CARTS.

This curb-to-curb service operates during the same days and hours as fixed-route service (weekdays from 7:00 a.m. to 8:00 p.m.) but requires advance scheduling. Prospective paratransit riders must complete an eligibility application that describes their disability and submit verification from a qualified health care professional.

While federal laws require complementary paratransit service within three-quarters of a mile of fixed-route service, CARTS occasionally transports residents that reside beyond this distance.

Ridership for San Marcos Paratransit has remained consistent over the past four fiscal years.

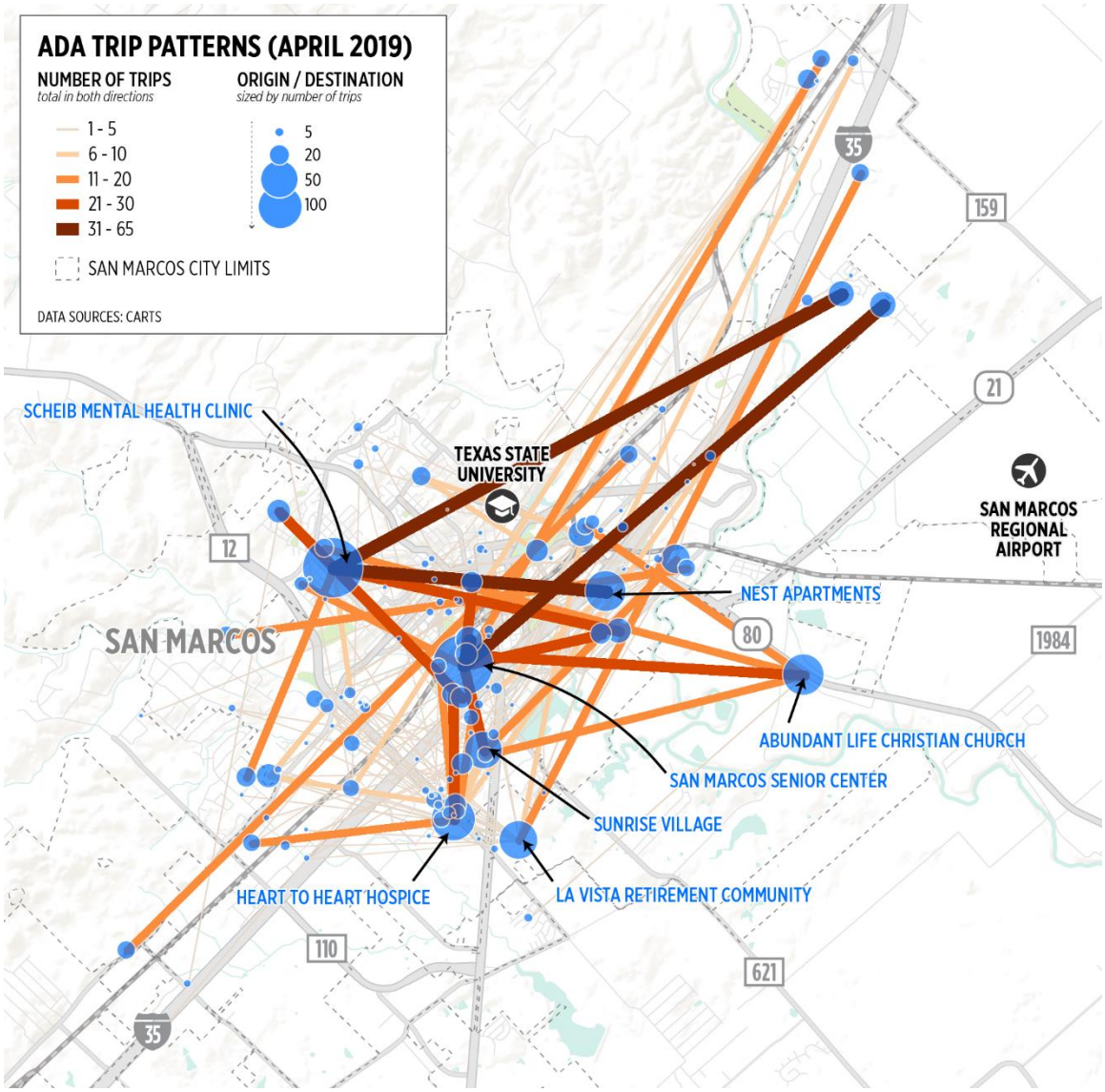
Historical Paratransit Annual Ridership



Sources: City of San Marcos, CARTS

Paratransit Trip Patterns

Major destinations for San Marcos Paratransit include Scheib Mental Health Clinic, San Marcos Senior Center, and Abundant Life Christian Church. Major origins include Nest Apartments, Sunrise Village, La Vista Retirement Community, and Heart to Heart Hospice.



Sources: City of San Marcos, CARTS

Vehicles

The San Marcos Transit and Paratransit fleet is comprised of 30' heavy-duty Texas Low Emission Diesel (TxLED) fuel buses and 25' medium-duty gasoline fuel cutaways. Heavy-duty buses have 32 seats and accommodate 2 wheelchairs. Transit cutaways have 18 seats and accommodate 2 wheelchairs. Paratransit cutaways have 16 seats and accommodate 4 wheelchairs. All transit vehicles are equipped with two position bike racks.

30' Heavy-Duty Diesel Fuel Bus

25' Light-Duty Gasoline Fuel Cutaway

Sources: CARTS

San Marcos Transit System Revenue Hours

Service	Daily Revenue Hours	Annual Days	Total Revenue Hours
Regular Routes			
1 Hopkins-Wonder World	25.9	253	6,561
2 Post / 3 Uhland	13.0	253	3,276
4 Conway-Linda	13.0	253	3,281
5 Outlets-University	12.4	253	3,141
6 Guadalupe-Redwood / 7 Bishop	4.9	253	1,227
Special Route			
Senior Shopper	5.0	103	515
Paratransit			
Paratransit	24.4	253	6,172
Total Revenue Hours			**24,173**

Storage Facility

San Marcos Transit vehicles are currently stored in a secure yard adjacent to San Marcos Station owned by the Capital Area Rural Transportation System (CARTS).

Image source: Nearmap, February 21, 2020

Maintenance Facility

San Marcos Transit vehicles are maintained at CARTS' Lee Dildy Operations and Headquarters Complex facility at 5300 Tucker Hill Lane in Cedar Creek. This facility is approximately 45 miles driving distance from the San Marcos Transit yard. The vehicle maintenance center (VMC) at the Lee Dildy Complex, which opened in 2017, was constructed with expanded capacity to support CARTS' increased future projected fleet size. San Marcos Transit vehicles are currently rotated in and out of CARTS' Cedar Creek VMC as maintenance and repairs are needed.

Image source: Google, 2020

BOBCAT SHUTTLE

Bobcat Shuttle is managed by Texas State University Transportation Services. Bobcat Shuttle operates 237 days out of the year, when classes or finals are in session, and is free to Texas State University students, faculty, staff, as well as the general public. Bobcat Shuttle is funded by student fees and a portion of faculty/staff parking permit fees. Bobcat Shuttle operates at five primary service levels:

- Fall/Spring Monday-Thursday
- Fall/Spring Friday
- Fall/Spring Saturday
- Summer
- Finals

Fall/Spring Monday-Thursday Service

During the fall and spring semesters, Bobcat Shuttle operates Monday-Thursday from 7:00 a.m. to approximately 11:00 p.m. From 7:00 a.m. to 6:30 p.m., the system consists of:

- Two bi-directional routes that connect student housing and parking with campus
- One counter-clockwise campus loop route that provides cross-campus travel
- Eight bi-directional routes that connect off-campus apartments with campus

Monday-Thursday service is reduced to seven routes between 6:30 p.m. and 9:00 p.m. and to four routes after 9:00 p.m.

Fall/Spring Friday Service

During the fall and spring semesters on Friday, Bobcat Shuttle operates the same routes as Monday-Thursday between 7:00 a.m. to 6:30 p.m. No evening service is operated on Friday.

Fall/Spring Saturday Service

Bobcat Shuttle operates five routes from 11:00 a.m. to 6:30 p.m. on Saturday. Bobcat Shuttle does not operate Sunday service.

Summer Service

During summer semester and the week prior to fall semester, Bobcat Shuttle operates ten routes from 7:00 a.m. to 5:30 p.m. on weekdays. Bobcat Shuttle does not operate on summer weekends.

Finals Service

Bobcat Shuttle operates a lower frequency with extended hours of operation during finals.

Pahtways Shuttle

Bobcat Shuttle operates a route that connects Texas State University with the Austin Community College Hays County campus at part of the Pathways Program, in which students are co-enrolled at both institutions and working towards full admission to Texas State University.

Special Service

Bobcat Shuttle also provides special shuttle service for university-sponsored events, such as commencement ceremonies and football games.

Campus Routes

Route 10 Bobcat Stadium

This route connects Stadium East, Stadium West, the Lyndon, Summit, Uptown Square, and Undergraduate Academic Center.

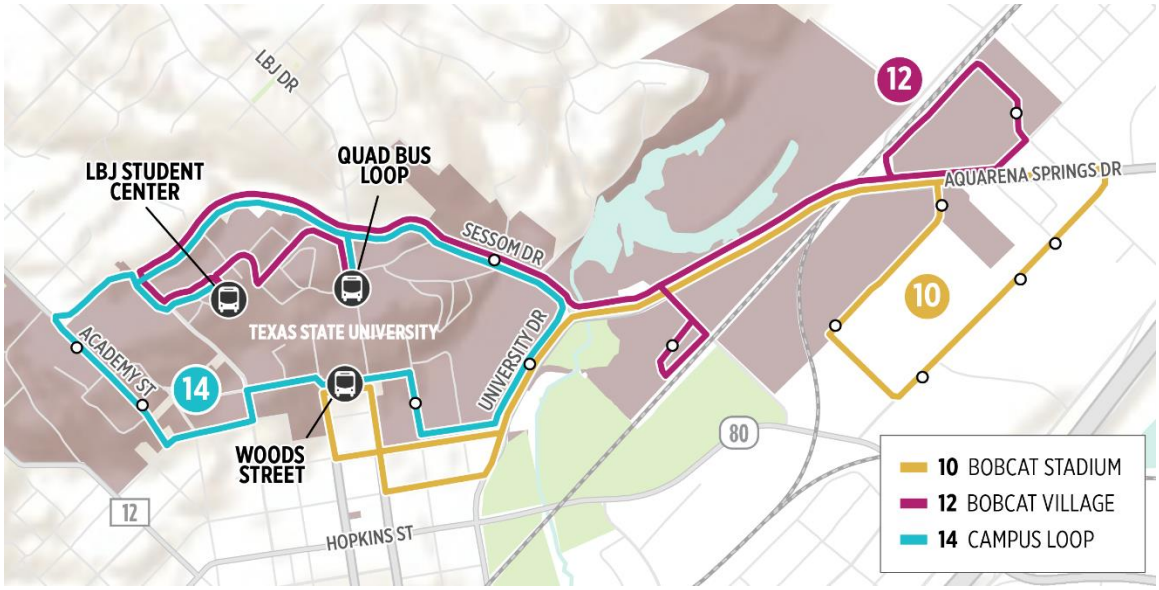
Route 12 Bobcat Village

This route serves Bobcat Village, University Event Center, LBJ Student Center, the Quad Bus Loop.

Route 14 Campus Loop

This route circulates campus counterclockwise serving LBJ Student Center, Student Recreation Center, Bexar Hall, Wood Street, Lantana, Sewell, Sessom Lot, and the Quad Bus Loop.

Bobcat Shuttle On-Campus Weekday Routes



Source: Texas State University

Off-Campus Routes

Route 20 Aquarena Springs

This route serves several apartment communities, including River Oaks Villas, Riverside Ranch, Villagio, Arba, The Lodge, Autumn Chase, and CastleRock. The route serves the Undergraduate Academic Center stop on campus.

Route 21 Blanco River

This route serves The Grove and Heights II and Undergraduate Academic Center.

Route 22 Mill Street

This route services Telluride, Verandah, Copper Beech, Old Mill, and the Quad Bus Loop.

Route 23 Post Road

This route serves Outpost, Elevation, Village Green, West Avenue, and the Quad Bus Loop.

Route 24 Craddock

This route serves Bishop Square, Algarita, Retreat, Speck Garage, and LBJ Student Center.

Route 25 Ranch Road

This route serves Highcrest, The Edge, Dakota Ranch, Retreat, Speck Garage, and LBJ Student Center.

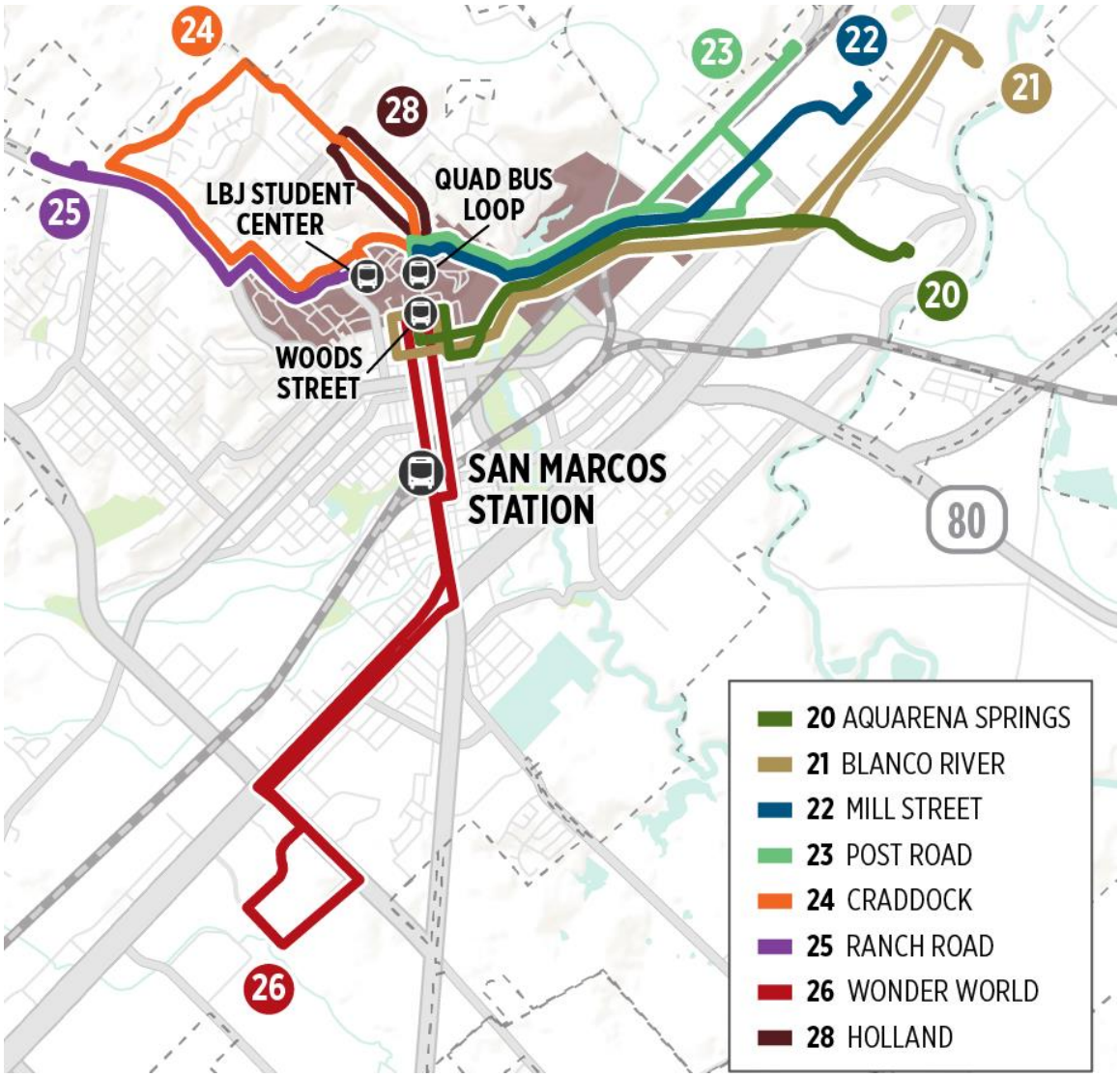
Route 26 Wonder World

This route serves Cabana Beach, Spring Marc, University Club, Palazzo, and Tower Hall Garage.

Route 28 Holland

This route connects one stop at Holland & LBJ with the Quad Bus Loop.

Bobcat Shuttle Off-Campus Weekday Routes



Source: Texas State University

Evening Routes

Route 40 Aquarena/Blanco

This route serves River Oaks Villas, Riverside Ranch, Villagio, Arba, The Lodge, Autumn Chase, Castle Rock, The Grove, Heights II, and Undergraduate Academic Center.

Route 42 Mill/Post

This route serves Outpost, Elevation, Village Green, Telluride, Verandah, Copper Beech, Old Mill, West Avenue, and the Quad Bus Loop.

Route 44 Craddock/Ranch Rd

This route serves Hillside Ranch, Bishop Square, Algarita, The Edge, Dakota Ranch, The Retreat, Speck Garage, and LBJ Student Center.

Route 46 Wonder World

This route serves Cabana Beach, Spring Marc, University Club, Palazzo, and Tower Hall.

Night Routes

Route 50 Night East

This route serves Stadium East, Stadium West, The Lyndon, Summit, Uptown Square, River Oaks Villas, Riverside Ranch, The Grove, Heights II, and Undergraduate Academic Center.

Route 52 Night North

This route serves Outpost, Elevation, Village Green, Telluride, Verandah, Copper Beech, Old Mill, and West Avenue, Mill Street Lot North, and the Quad Bus Loop.

Route 54 Craddock/Ranch Rd

This route serves Hillside Ranch, Bishop Square, Algarita, The Edge, Dakota Ranch, The Retreat, and Speck garage. This route also circulates campus serving LBJ Student Center, Student Recreation Center, Bexar Hall, Wood Street, Lantana Sewell, Sessom Lot, and the Quad Bus Loop.

Route 56 Night South

This route serves Cabana Beach, Spring Marc, University Club, Palazzo, and Tower Hall.

Saturday Routes

Route 60 San Marcos East

This route serves Stadium East, Stadium West, The Lyndon, Summit, Uptown Square, River Oaks Villas, Riverside Ranch, Villagio, Arba, The Lodge, Autumn Chase, and CastleRock, The Grove, Heights II, University Heights, and LBJ Student Center.

Route 62 San Marcos North

This route serves Telluride, Verandah, Copper Beech, Old Mill, Outpost, Elevation, Village Green, West Avenue, Mill Street Lot North, and LBJ Student Center.

Route 64 San Marcos West

This route serves Hillside Ranch, Bishop Square, Algarita, The Edge, Dakota Ranch, The Retreat, and Speckgarage. This route also circulates campus serving LBJ Student Center, Student Recreation Center, Bexar Hall, Wood Street, Lantana Sewell, Sessom Lot, and the Quad Bus Loop.

Route 66 San Marcos South

This route serves Cabana Beach, Spring Marc, University Club, Palazzo, and the LBJ Student Center.

Route 68 San Marcos Marketplace

This route provides service to Target and The Outlet Malls from the LBJ Student Center.

Pathways Route

Route 30 Pathways

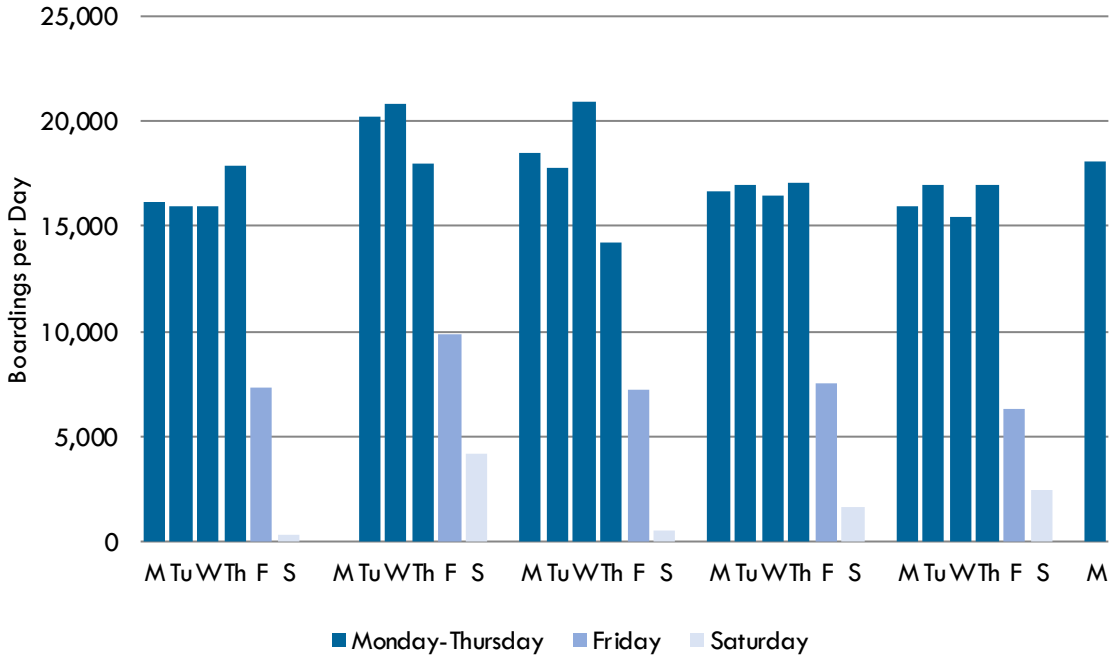
This route connects the Austin Community College Hays Campus with the Quad Bus Loop.

Fall/Spring Route Frequencies and Peak Buses

Route	Monday-Thursday		Friday		Saturday	
	Peak Frequency	Peak Buses	Peak Frequency	Peak Buses	Frequency	Buses
Weekday Routes						
10 Bobcat Stadium	6	4	12	2	-	-
12 Bobcat Village	10	3	12	2	-	-
14 Campus Loop	8	3	12	2	-	-
20 Aquarena Springs	6	4	8	3	-	-
21 Blanco River	8	4	12	2	-	-
22 Mill Street	6	5	6	4	-	-
23 Post Road	7	3	7	3	-	-
24 Craddock	7	3	10	2	-	-
25 Ranch Road	7	3	10	2	-	-
26 Wonder World	10	3	10	3	-	-
28 Holland	10	1	10	1		
Intercity Route						
30 Pathways	30	2	-	-	-	-
Weekday Evening Routes						
40 Aquarena/Blanco	17	2	-	-	-	-
42 Mill/Post	18	2	-	-	-	-
44 RR/Craddock/Holland	30	1	-	-	-	-
46 Wonder World	30	1	-	-	-	-
Weeknight Routes						
50 Night East	45	1	-	-	-	-
52 Night North	45	1	-	-	-	-
54 Night West	45	1	-	-	-	-
56 Night South	45	1	-	-	-	-
Saturday Routes						
60 San Marcos East	-	-	-	-	45	1
62 San Marcos North	-	-	-	-	45	1
64 San Marcos West	-	-	-	-	45	1
66 San Marcos South	-	-	-	-	45	1
68 San Marcos Marketplace	-	-	-	-	45	1
Peak Vehicles	**-**	**36**	**-**	**26**	**-**	**5**

Fall 2019 Ridership

Data below shows daily ridership between Monday, August 26th and Monday September 30th, 2019. Bobcat Shuttle ridership drops significantly on Fridays, when service is reduced to match campus activity. Saturday ridership increases when Texas State University Transportation Services operates football shuttles.

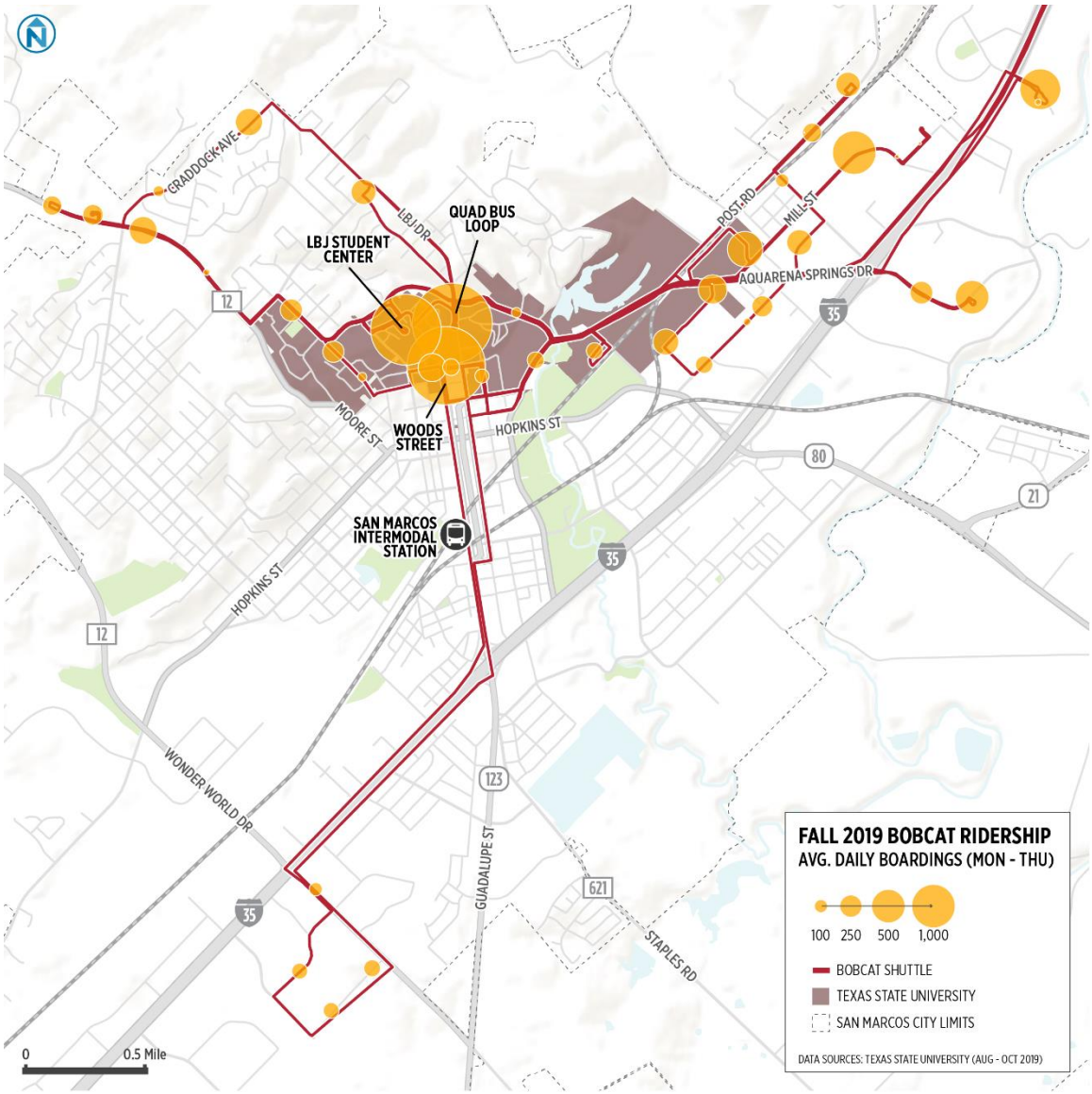


Source: Texas State University

Ridership by Stop

Bobcat Shuttle currently serves 42 bus stops in San Marcos, 16 of which are on Texas State University property. Three bus stops on campus (Quad Bus Loop, LBJ Student Center, and Wood Street/Undergraduate Academic Center) function as shuttle hubs, serving as the endpoint for multiple routes. Nearly 50% of Bobcat Shuttle alightings and boardings take place at these stops. Ridership is also high at Bobcat Village Apartments and Bobcat Stadium stops.

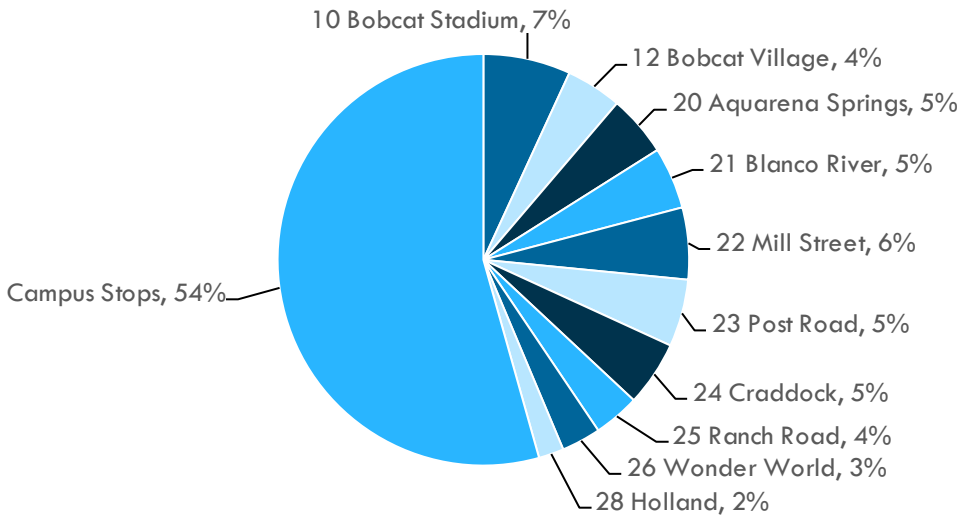
Off-campus ridership is highest along Mill Street, Aquarena Springs Drive, and River Ridge Parkway. Ridership is lowest at stops along Wonder World Drive.



Source: Texas State University

Ridership by Route/Area

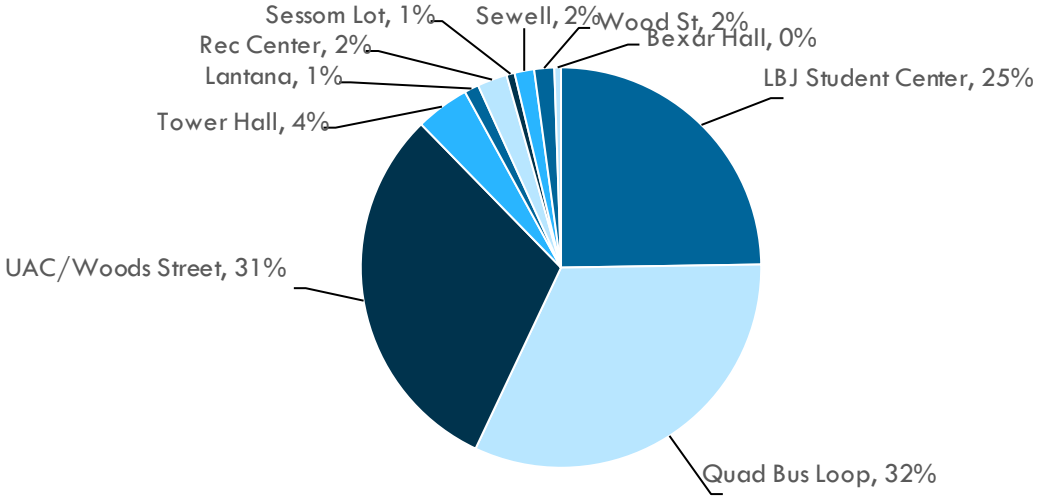
Bobcat Shuttle ridership data is collected at each bus stop using automatic passenger counters on board each bus. The following chart depicts ridership for stops served by each route. Nearly half of all boardings occur at off-campus stops (including Bobcat Stadium and Bobcat Village).



Source: Texas State University

Ridership at Campus Stops

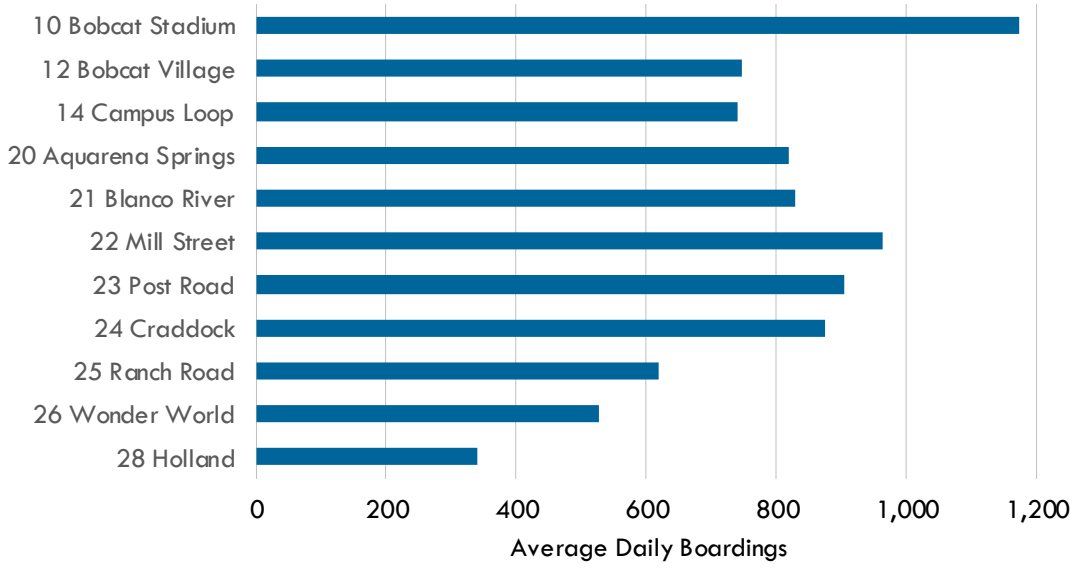
After the three primary campus hubs, Tower Hall, which is served by the Route 26 Wonder World has the highest ridership. The remaining stops are primarily served by Route 14 Campus Loop.



Source: Texas State University

Ridership by Route

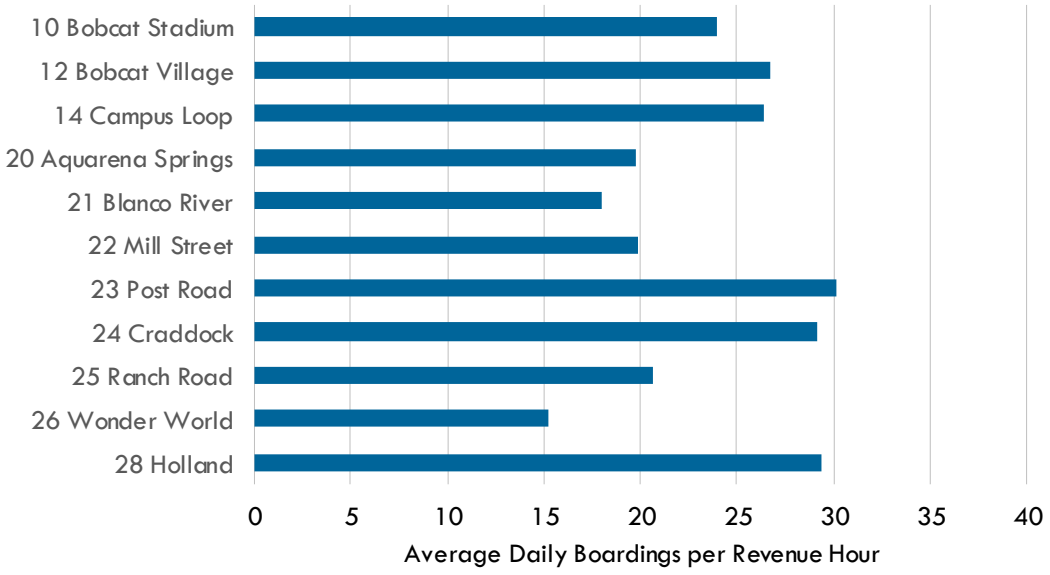
Route 10 Bobcat Stadium is the highest ridership route in the Bobcat Shuttle system with nearly 1,200 daily boardings. Most Bobcat Shuttle routes average between 750-1,000 daily boardings.



Source: Texas State University

Ridership Productivity by Route

Route 28 Holland is the most productive Bobcat Shuttle route despite having the lowest daily boardings because it requires only one bus to operate. Route 26 Wonder World is the only route that averages fewer than 18 boardings per revenue hour.



Source: Texas State University

Vehicles

Texas State University contracts with Transdev Management Services (Transdev) to operate Bobcat Shuttle service, which consists of forty-four 40' heavy-duty buses, two 35' heavy-duty buses, and two light-duty cutaways. Texas State University recently introduced low-floor, 102" wide buses to the Bobcat Shuttle fleet and anticipate transitioning to this vehicle type in the future for added capacity.

Texas State University currently owns one 40' bus, both 35' buses, and both cutaways. Transdev owns or leases the remaining forty-three vehicles which are 100% dedicated to Texas State University shuttle service.

Source: Texas State University

Storage, Maintenance, and Operations Facility

Bobcat Shuttle vehicles are mostly owned or leased by TSU's operating contractor, Transdev. These vehicles are stored and maintained at 4980 Transportation Way in San Marcos, approximately seven miles from Texas State University campus and San Marcos Station.

Image source: Nearmap, February 21, 2020

System Revenue Hours

Service	Daily Revenue Hours	Annual Days/Events	Total Revenue Hours
Fall Service			
Fall Light (week before Fall begins)	107.5	5	537.5
Fall Monday-Thursday	422.5	58	24,505.0
Fall Friday	234.0	13	3,042.0
Fall Saturday	39.0	15	585.0
Spring Service			
Spring Monday-Thursday	422.5	56	23,660.0
Spring Friday	234.0	14	3,276.0
Spring Saturday	39.0	15	585.0
Summer Service			
Summer Monday-Friday	107.5	48	5,160.0
Finals Service			
Finals	299.0	11	3,289.0
Fall Last Day of Finals	133.4	1	133.4
Spring Last Day of Finals	175.3	1	175.3
Pathways Service			
Pathways Monday/Wednesday	16.8	63	1,055.3
Pathways Tuesday/Thursday	11.8	63	740.3
Special Events			
Commencement Ceremonies	40.0	21	840.0
Football Gameday	35.0	6	210.0
Total Revenue Hours			**67,794**

CARTS

CARTS Interurban Routes

In addition to operating San Marcos Transit and Paratransit, CARTS also provides intercity bus service between San Marcos and Austin on weekdays via Routes 1510 Yellow and 1517 Gold. Stops in San Marcos include San Marcos Station, Texas State University (Undergraduate Academic Center), and Tanger Outlets. Stops in Austin include Southpark Meadows, Austin Greyhound, and Plaza Saltillo. All CARTS buses are equipped with bike racks.

Source: Dana Platt, CARTS

CARTS Interurban Schedules

Route	CARTS Plaza Saltillo	Southpark Meadows	Texas State University	San Marcos CARTS	Tanger Outlets	Southpark Meadows	CARTS Plaza Saltillo
1517 Gold	6:45 a.m.	7:05 a.m.	7:40 a.m.	7:45 a.m.	-	-	8:45 a.m.
1510 Yellow				7:45 a.m.	-	8:45 a.m.	9:15 a.m.
1517 Gold	7:45 a.m.	8:05 a.m.	8:40 a.m.	8:45 a.m.	-	9:20 a.m.	9:45 a.m.
1517 Gold	8:45 a.m.	9:05 a.m.	9:40 a.m.	9:45 a.m.	-	10:20 a.m.	10:45 a.m.
1510 Yellow	9:15 a.m.	9:35 a.m.	10:10 a.m.	10:15 a.m.	10:25 a.m.	11:15 a.m.	12:05 p.m.
1517 Gold	10:45 a.m.	11:05 a.m.	11:40 a.m.	11:45 a.m.	-	12:20 p.m.	12:45 p.m.
1510 Yellow	12:05 p.m.	12:25 p.m.	1:00 p.m.	1:05 p.m.			
1510 Yellow				1:35 p.m.	1:45 p.m.	2:25 p.m.	3:15 p.m.
1517 Gold	12:45 p.m.	1:05 p.m.	1:40 p.m.	1:45 p.m.	-	2:20 p.m.	2:45 p.m.
1517 Gold	1:45 p.m.	2:05 p.m.	2:40 p.m.	2:45 p.m.	-	3:20 p.m.	3:45 p.m.
1510 Yellow	3:15 p.m.	3:35 p.m.	4:10 p.m.	4:15 p.m.	-	4:50 p.m.	5:40 p.m.
1517 Gold	4:00 p.m.	4:25 p.m.	5:10 p.m.	5:15 p.m.	-	5:50 p.m.	6:15 p.m.
1510 Yellow	5:40 p.m.	6:10 p.m.	6:45 p.m.	6:50 p.m.			
1517 Gold	6:15 p.m.	6:40 p.m.	7:25 p.m.	7:30 p.m.	-	8:00 p.m.	8:15 p.m.

Source: CARTS

Note: Highlighted trips also stop at Austin Greyhound between Southpark Meadows and Plaza Saltillo stops

APPENDIX B

Community Engagement

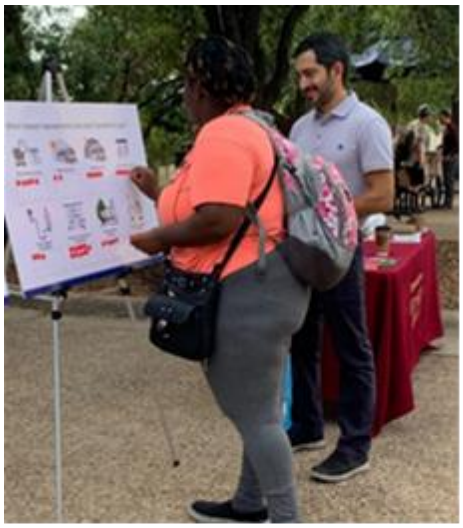
OCTOBER 2019 OUTREACH

This section summarizes outreach efforts and feedback received from the first round of community engagement.

Community Meetings

Three community meetings were held on October 2, 2019 to solicit feedback on existing transit services in San Marcos and identify desired improvements. The project team hosted three-hour pop-up sessions at the Texas State University Quad and San Marcos Station during the morning and afternoon, and a formal community meeting at the San Marcos Activity Center in the evening on October 2nd. Meetings were publicized using a print flyer that was posted at bus stops and San Marcos Station. In addition, the City of San Marcos and Texas State University publicized the meeting via e-blasts, social media posts, and on their respective websites. Business cards with a link to the online survey were also handed out.

Approximately 100 members of the community attended one of the events, providing feedback through an interactive dot exercise, written comments, and discussions with the project team. Community members were invited to take the online survey through a business card with a QR code and weblink that could be accessed from a desktop or mobile device.



Meeting Flyer and Business Card

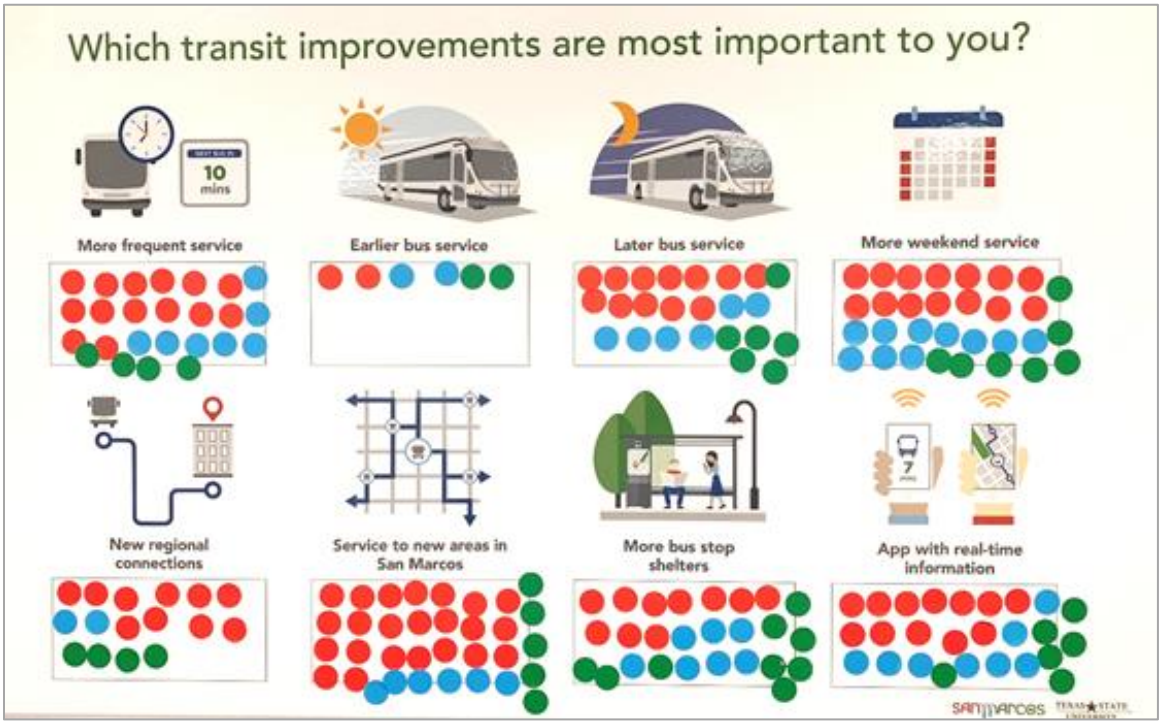
Interactive Transit Investment Exercise

At each of the three community events, attendees were invited to identify the three most important transit improvements of eight potential options. Participants were given up to three dots, though several elected to identify fewer than three improvements. One hundred eighty-eight dots were placed on the board, colored according to the event at which the activity took place. Red dots were used at the Texas State Quad, blue dots were used at San Marcos Station, and green dots were used at the San Marcos Activity Center.

The most popular improvement at the Texas State University Quad was to provide service to new areas in San Marcos. Several participants voiced a desire for transit access to locations other than campus. This supports the stakeholder feedback that many university affiliates are not aware that they do not have to pay a fare to ride San Marcos Transit.

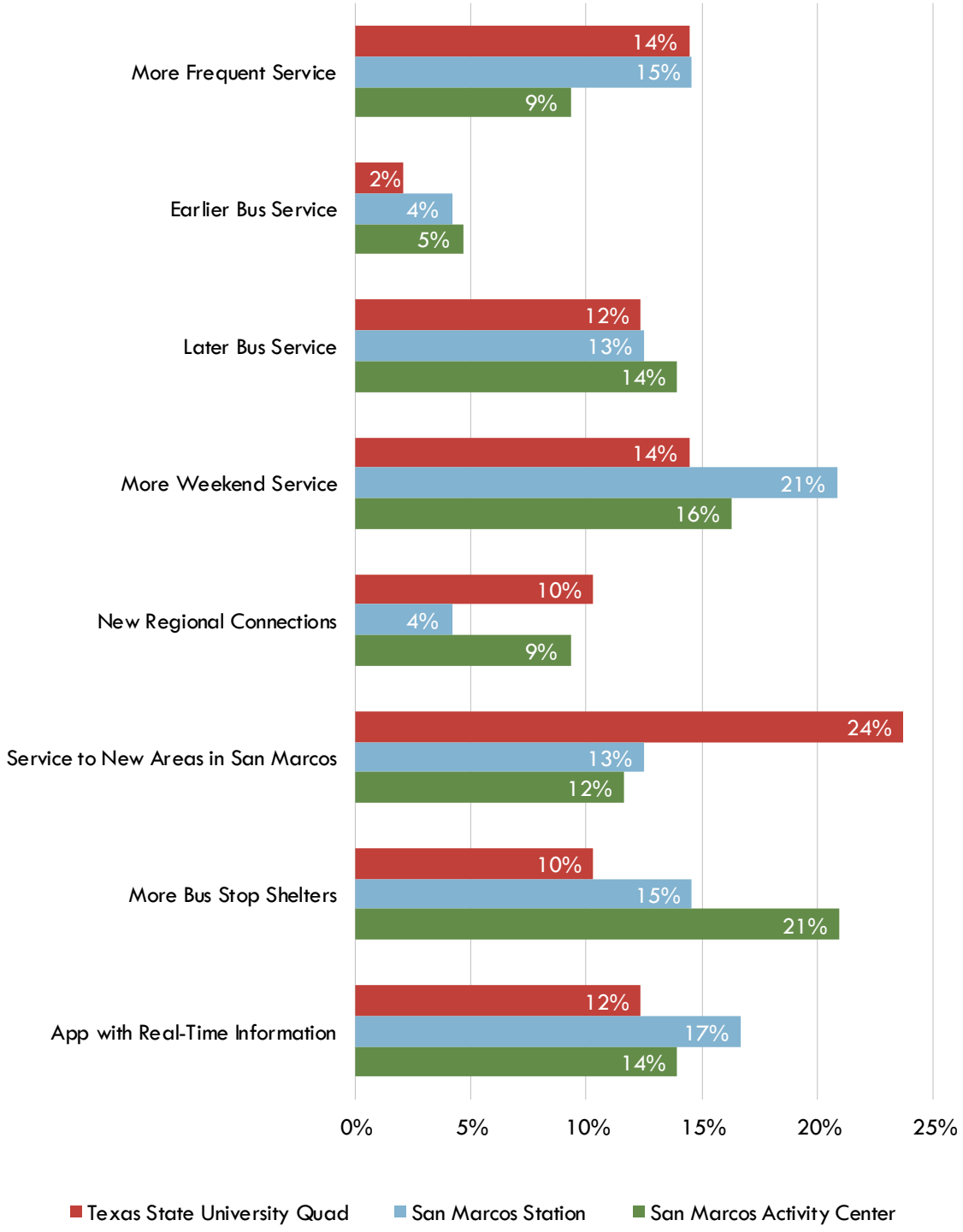
More weekend service was the most popular improvement to participants at San Marcos Station. San Marcos Transit does not operate on weekends. San Marcos Station participants also desire an app with real-time information, which is available for Bobcat Shuttle but not San Marcos Transit.

Meeting attendees at the San Marcos Activity Center most commonly identified more bus stop shelters as an important improvement.



Summary of Interactive Transit Investment Exercise Results

The following chart depicts the preferred transit investments with the percentages for each community event totaling 100%.



Community Meeting Comments

Over the course of the three community engagement events, 31 written comments were collected. About half of the comments suggested new bus stop locations within San Marcos, either along existing routes or local and regional destinations not currently served by transit. Other comments provided suggestions for improved amenities at bus stops and echoed the transit improvements listed in the dot exercise, such as extended span of service and improved frequency.

Community Meeting Comments
Add service to Sienna Pointe
Better bus service to neighborhoods so I can get to work from my house.
Better transfer between city and university
Bus stop on New Craddock
Bus to San Antonio
Clean bus stops regularly
Clockwise Campus Loop!
Clockwise Campus Loop! Yes!
Emergency services for Para Transit Point to Point (ex: personal vehicle breakdown)
Expansion of bus services to public schools (pre-K to High) for parents and students for after school activities
Express bus to/from New Braunfels
Food bank distribution. Free ride/day pass for their donation and any other needs (library, paying bills, community service, human resource)
Getting 2-way service at post office, library, and justice center.
Maybe service some neighborhoods that are not as popular. Stokes Park.
More bus stops between bus-stops that are very far from each other.
More frequent service on Routes 6 and 7
More frequent trips so people can get to work and get home
More public information about SM residents' ability to use campus bus system.
Music or wifi on buses
NOT 1 Person Has been picked up at 2 new bus stops and BISHOP
Park and ride parking lots for commuters. Yes!
Parking contained in larger lots at the outskirts of campus… and shuttles to reduce on-road traffic
Remove wasp nests from bus stop shelters
Replace missing bus stop signs
South Side Free Ride Hours
The bus seats are comfy, the drivers are kind, and the stops are in reasonable areas but there is no bus shelter. I don't want to go on the bus when I know my stop isn't protecting me from the heat and rain. BUT I luv pub transit and I have hope!

Community Meeting Comments
The stop by the building for the offices for the City of SM employees is so far from the building. I would love to see stops in convenient and covered spaces so more people would feel comfortable taking the bus.
The transit needs to run to at least 10pm! And till 8pm on the weekends. It needs more stop shelters and a route directly to the high school!
There need to be service to the DMV, Scheib Center, and HEB.
Weekend service and later service

Stakeholder Discussion

On October 1, 2019, stakeholder representatives of community groups, social services, Texas State University, CARTS, City of San Marcos departments, and San Marcos City Council were convened for a transit discussion. Participants were asked to describe the major transportation challenges in San Marcos that they have experienced or that have been expressed by their constituents. Participants also shared what they think the biggest opportunities are for a coordinated transit service between San Marcos and Texas State University. Key themes that emerged from the discussion are described.

Challenges

Bus Stop Amenities and Access
Stakeholders noted that there are several San Marcos Transit bus stops that are not accessible or easy to reach. In addition, the lack of proper infrastructure (a level platform) at some bus stops makes it difficult to board the bus, even with the use of the wheelchair ramp. In some places bus stops are in the path of cyclists who may be using the sidewalk, or street furniture causes obstructions with the boarding doors. The City is in the process of constructing more shelters around the city, which have been well received by riders who are looking for protection from sun and rain.
Travel Times Compared to Other Modes
When discussing San Marcos Transit, stakeholders indicated that the buses typically run on time, and were very complimentary of CARTS staff and operators, but noted that the design of the system can cause excessive travel times due to the need to transfer between most routes at San Marcos Station, delays due to train traffic, and infrequent service levels. One stakeholder indicated that a trip from his house to Texas State University would take an hour on San Marcos Transit but is a 15-minute bike ride.
Transit Access to Services
Several social service agencies have recently co-located at The Village of San Marcos on Reimer Avenue at Hunter Road, which is not currently served by transit. Stakeholders identified this as an important location to serve as it provides access to WIC, the Hays County Foodbank, Community Action, Inc., and the Family Justice Center, among others. In addition, the food bank holds distribution events each week at different locations around San Marcos, some of which are accessible by transit, but are not served late enough in the evenings to adequately serve clients or volunteers. Stakeholders also pointed out that community members who may be struggling to afford food are also struggling to afford transportation and would benefit greatly from a reduced fare. Other locations that were cited as important for basic needs included the post office and Hays County Government Center, both of which are currently served by Route 1. Participants noted that a challenge in designing a coordinated transit system may be that Texas State students are located in high density areas and primarily in need of access to campus while San Marcos residents not affiliated with the university need access to a variety of different locations and may be coming from a broader set of neighborhoods.

Marketing and Legibility of Materials
Multiple stakeholders indicated that there has not been sufficient advertisement of the fact that the Bobcat Shuttle is free and open to the public. There was a recognition that the amount of service provided by the Bobcat Shuttle is significant and not currently taken advantage of by the community. Similarly, students, faculty, and staff are not aware that San Marcos Transit is free to use with student identification. Stakeholders suggested improvements to schedule information online, at bus stops, and on-board buses, noting that it is difficult to find schedule information within the CARTS website currently and that the materials themselves (maps and schedules) are difficult to read. There was a desire for real-time GPS data to communicate when buses will arrive.

Opportunities

Expand Service to New Areas
Stakeholders noted the potential for a coordinated system to reduce duplication and create efficiencies that may allow an expansion of the locations currently served by transit. There are between six and seven hundred multifamily units under construction east of I-35 on Highway 123 that are intended to be workforce housing. These developments are not within the existing San Marcos Transit network and could be an important connection if routes were able to be expanded under a coordinated system. As mentioned previously, The Village of San Marcos is also a location that was identified as an opportunity to improve transit connections. While not as widely discussed, there was some recognition that Texas State students have needs to access areas other than campus, and that a coordinated system would create more opportunities to move students without vehicles around the city. One stakeholder suggested that the need for a high level of service around peak times to transport students to and from campus potentially creates an opportunity to provide a greater level of service at other times of day on routes focused on getting people to places other than campus.
Enable Car-free or Car-lite Lifestyle
Stakeholders expressed a desire for San Marcos to develop a transit system in a way to provides a high enough level of convenience and accessibility that people may be able to reduce their reliance on personal automobiles, either through less usage, or decreased rates of ownership. This sentiment was supported both by a desire for community members to have the option to drive less for lifestyle reasons (safely accessing night life and entertainment), and also to reduce congestion and greenhouse gas emissions. Stakeholders indicated that a robust transit system would make San Marcos a more desirable place to live.
Improve Quality of Life for Transit Dependent Communities
In addition to transit providing more flexible transportation options for those who currently drive, stakeholders clearly indicated that a coordinated transit system should bring additional quality of life improvements to San Marcos' transit dependent communities, such as the growing senior population. There was a desire to look beyond basic needs such as accessing groceries and medical appointments and elevate the mobility of these populations to be able to access cultural events and entertainment to keep them engaged in community life.
Foster a More Cohesive Community
In addition to discussions around mobility, stakeholders indicated that a coordinated transit system may provide an opportunity to bridge the social gap between San Marcos residents and the Texas State community. While the City and University are working as partner institutions, there is room for members of both communities to become more integrated with one another. A new brand for the transit system that represents both the City of San Marcos and Texas State University could be a good start to inviting students and residents to come together in patronage and support of a single transit system that serves everyone more effectively.

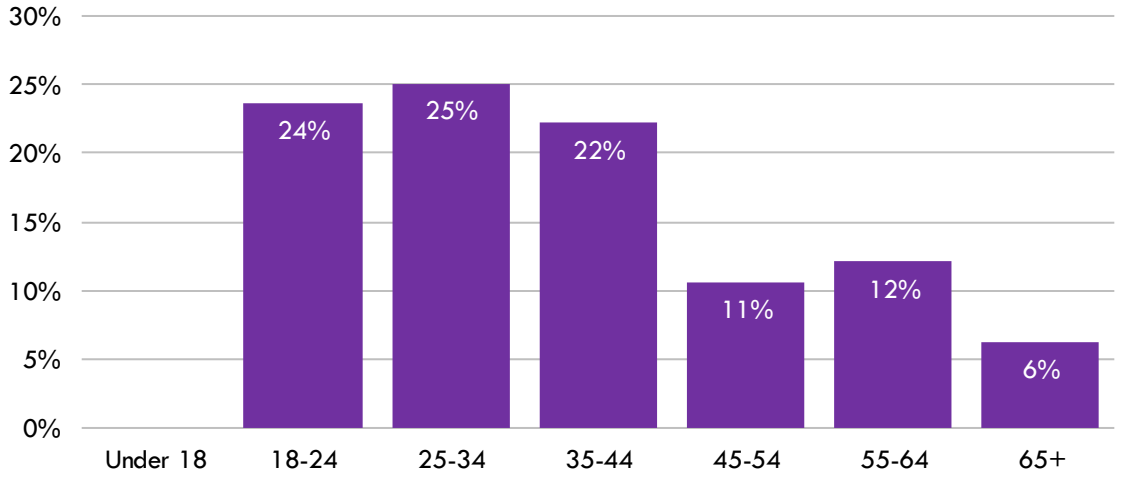
Online Survey

A community online survey was conducted from September 26-October 12, 2019. The survey focused on transit usage and needs. The City of San Marcos advertised the survey on its website and social media accounts. Texas State University also advertised the survey in an email to students. Promotional flyers were posted at San Marcos Station and at select city facilities. The survey asked questions about transit usage, preferences, and demographic characteristics. A total of 269 surveys were taken, however, some questions had fewer responses due to skip logic or respondent choice.

Question	Responses	Skipped
Which modes of transportation do you use to get around in San Marcos?	269	0
Do you currently ride San Marcos Transit (The Bus)?	266	3
Which San Marcos Transit routes do you ride? Check all that apply.	214	55
How often do you ride San Marcos Transit?	214	55
Where do typically take San Marcos Transit?	214	55
Do you currently ride Bobcat Shuttle?	260	9
Which Bobcat Shuttle routes do you ride? Check all that apply.	95	174
How often do you ride Bobcat Shuttle?	94	175
Do you currently ride CARTS Interurban Coach?	253	16
Which CARTS routes do you ride? Check all that apply.	24	245
How often do you ride CARTS Interurban Coach?	25	244
Where do you typically take CARTS Interurban Coach?	19	186
Have you used Veoride bike share in the past month?	249	20
Have you used San Marcos/CARTS Paratransit service in the past month?	249	20
Have you used Uber or Lyft in the past month?	249	20
How should the City of San Marcos and Texas State University invest in better transit for the community? Tell us what is most important to you by ranking the options listed below (1 = most important, 8= least important).	198	71
What is your age?	207	62
Are you currently employed?	206	63
Are you currently a student?	207	62
Do you own or have access to a vehicle?	207	62
Do you live within the City of San Marcos?	207	62
Can you tell us more about where you live such as your neighborhood, community, or nearest intersection?	168	101
What is your household annual income?	195	74
Do you have any questions, comments, or suggestions regarding transit service in San Marcos?	99	170

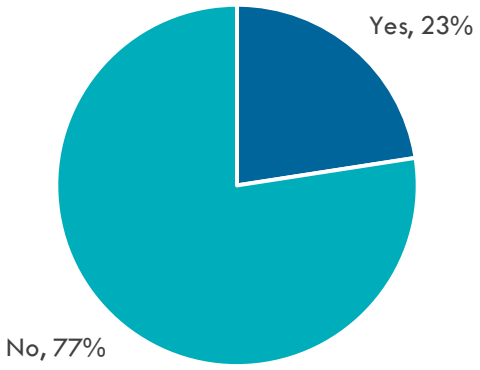
Mode of Transportation

Majority of respondents (82%) use car, truck or other vehicles to get around San Marcos. Least common mode of transportation is bike or scooter (20%). Respondents use both bus and walking as a mode of transportation to get around in San Marcos (46%).



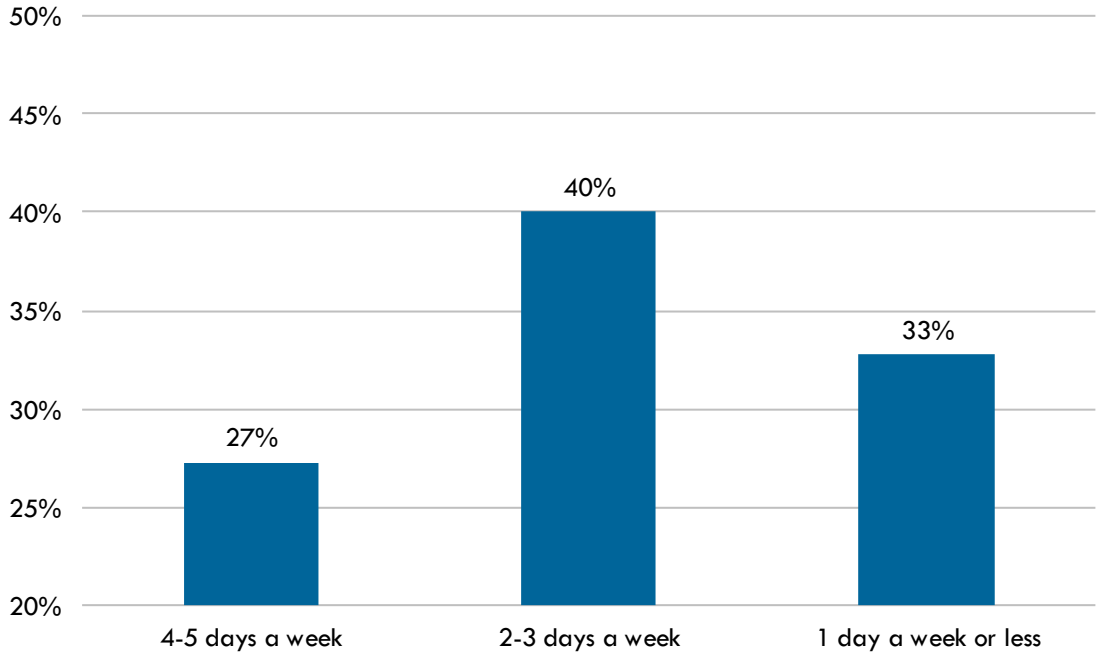
San Marcos Transit – Usage

Majority of respondents (77%) do not currently ride the San Marcos Transit.



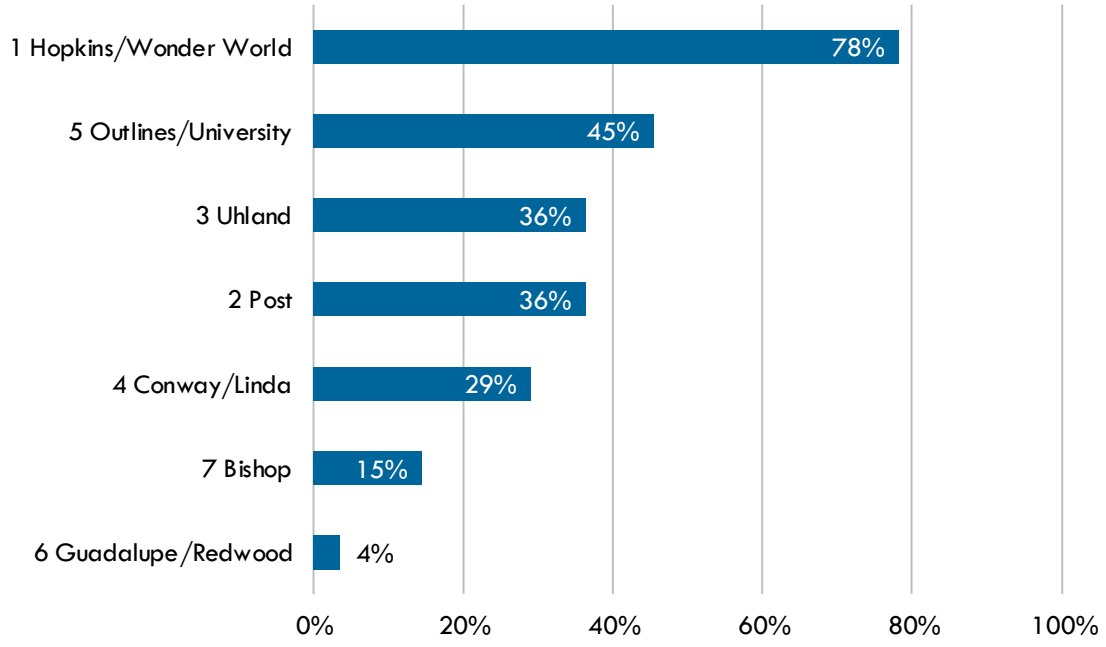
San Marcos Transit – Frequency of Use

Of those who ride San Marcos Transit, 40% of respondents ride it two to three days a week or one day a week and less. 27% of respondents ride four to five days a week.



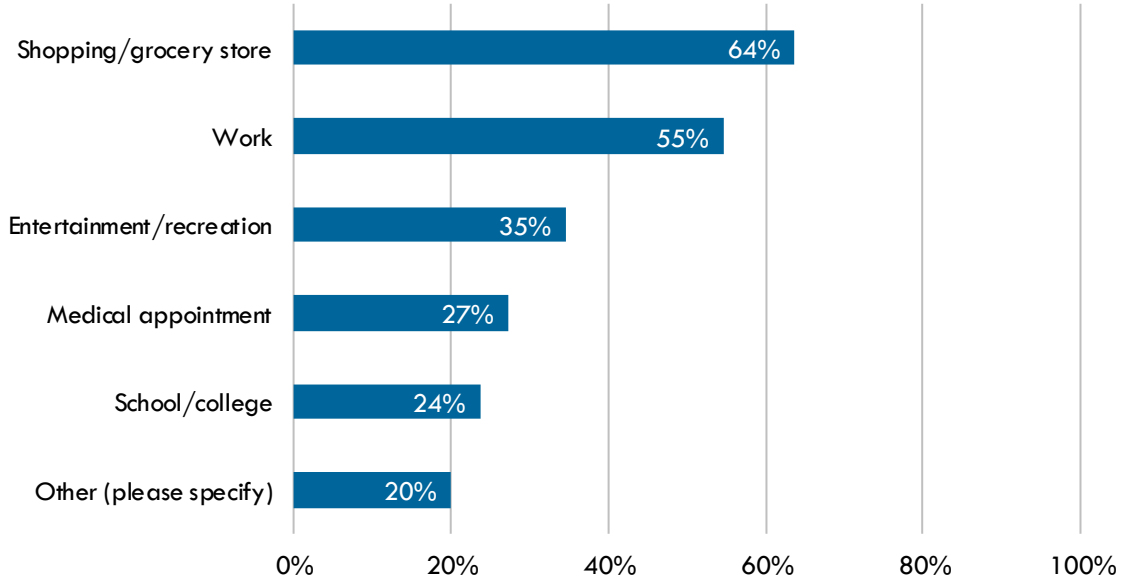
San Marcos Transit – Routes Used

More than three out of four respondents that use San Marcos Transit ride Route 1 regularly.



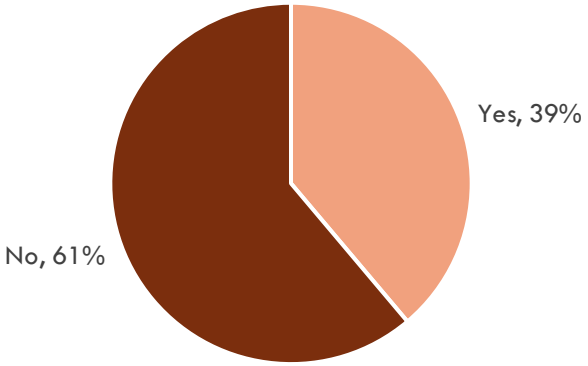
San Marcos Transit – Trip Purpose(s)

Most respondents ride San Marcos Transit to shopping/grocery store destinations (64%) and more than half ride to work (55%). Respondents also take San Marcos Transit to entertainment and recreation destinations (35%), medical appointments (27%) and school/college (24%).



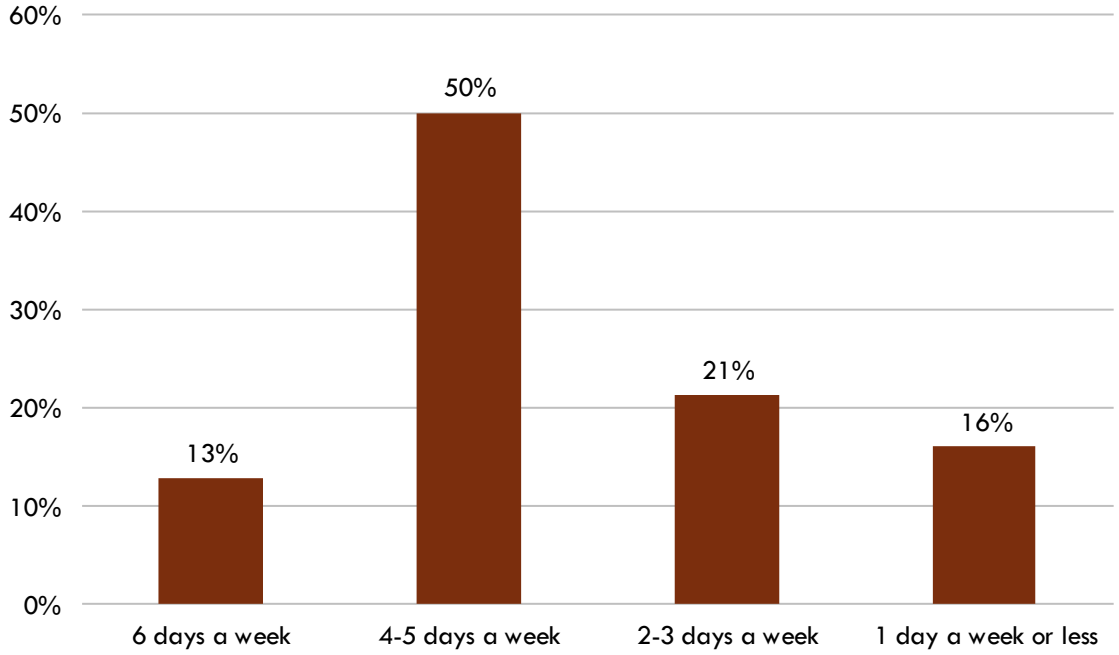
Bobcat Shuttle – Usage

Almost half of respondents (39%) currently ride the Bobcat Shuttle.



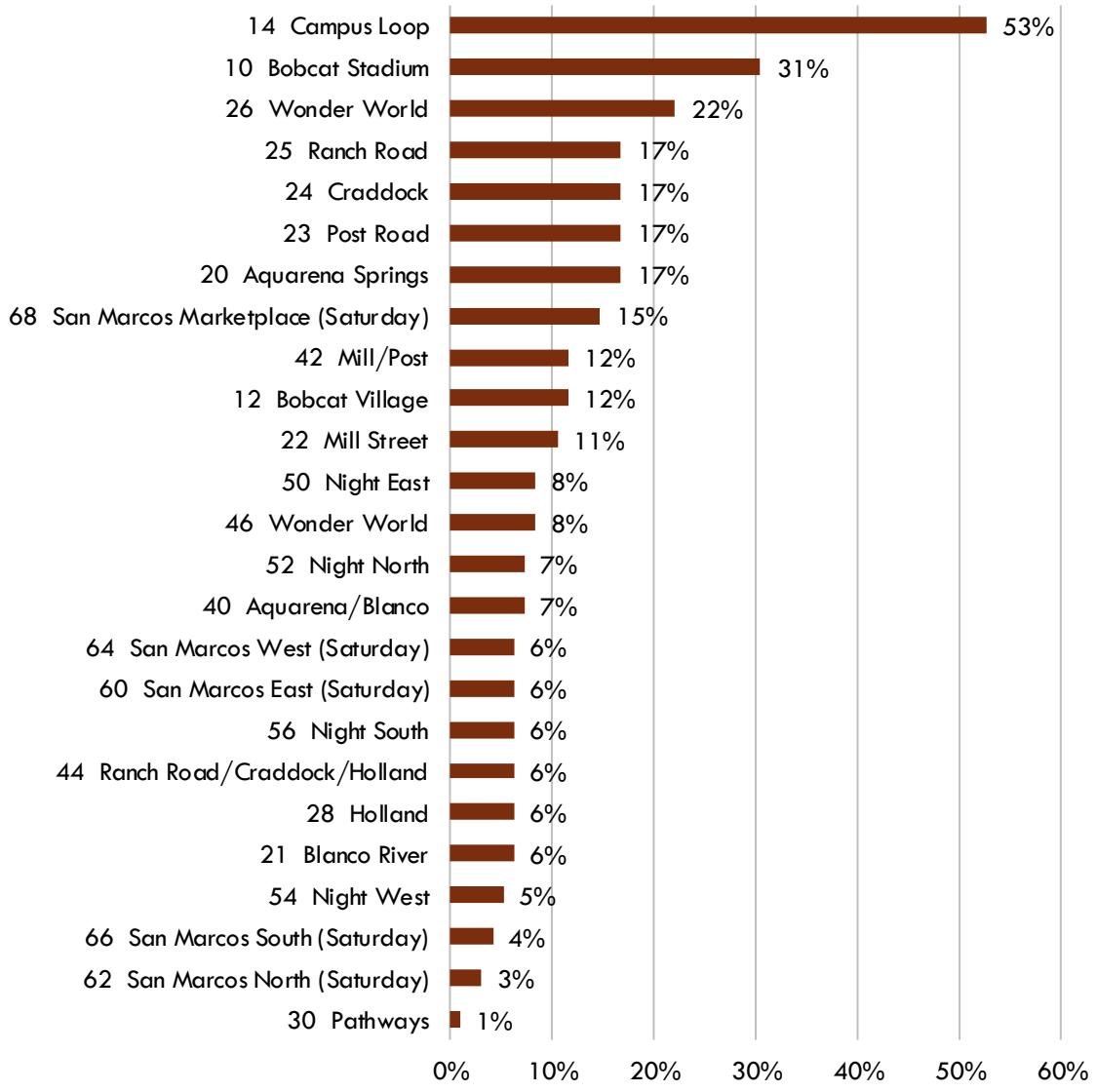
Bobcat Shuttle – Frequency of Use

The majority of Bobcat Shuttle riders that took the survey (63%) are frequent riders, who ride it at four days a week or more. Half of respondents (50%) ride if four to five days a week. Few respondents (13%) ride it six days a week. 37% of respondents ride it less than 3 days a week.



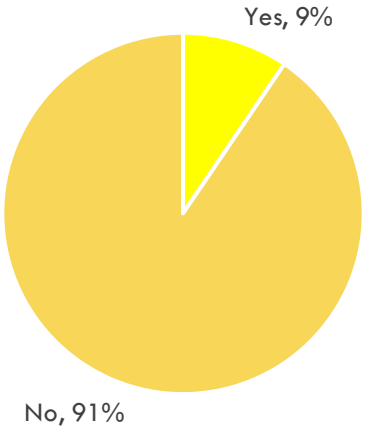
Bobcat Shuttle – Route(s) Used

More than half of survey respondents that ride Bobcat Shuttle are users of Route 14 Campus Loop. Nearly one out of three survey respondents ride Route 10 Bobcat Stadium.



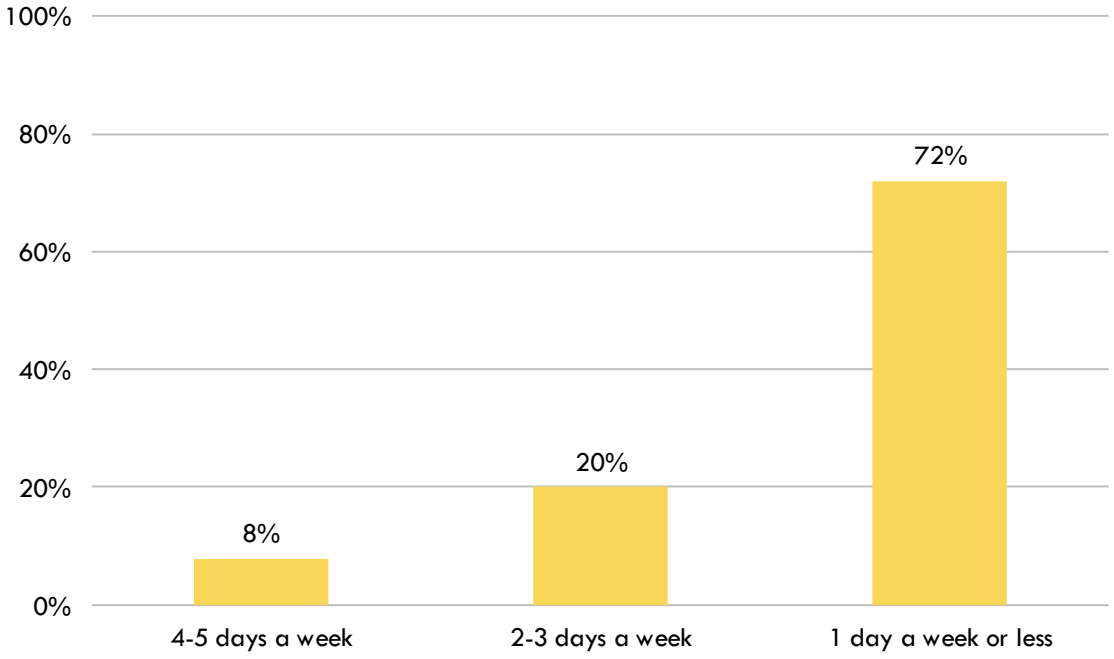
CARTS Interurban Coach – Usage

Almost all (91%) of respondents do not ride CARTS Interurban Coach.



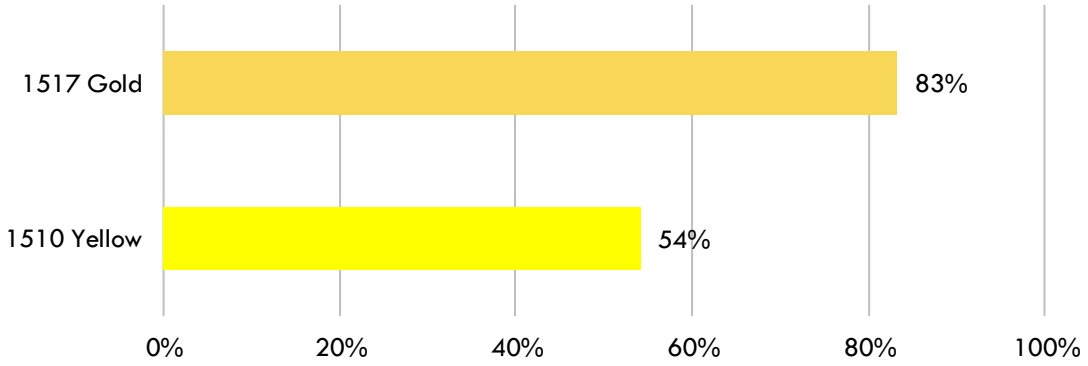
CARTS Interurban Coach – Frequency of Use

For survey respondents who ride CARTS, 72% ride it one day a week or less. 20% of respondents ride two to three days a week and 8% of respondents ride four to five days a week.



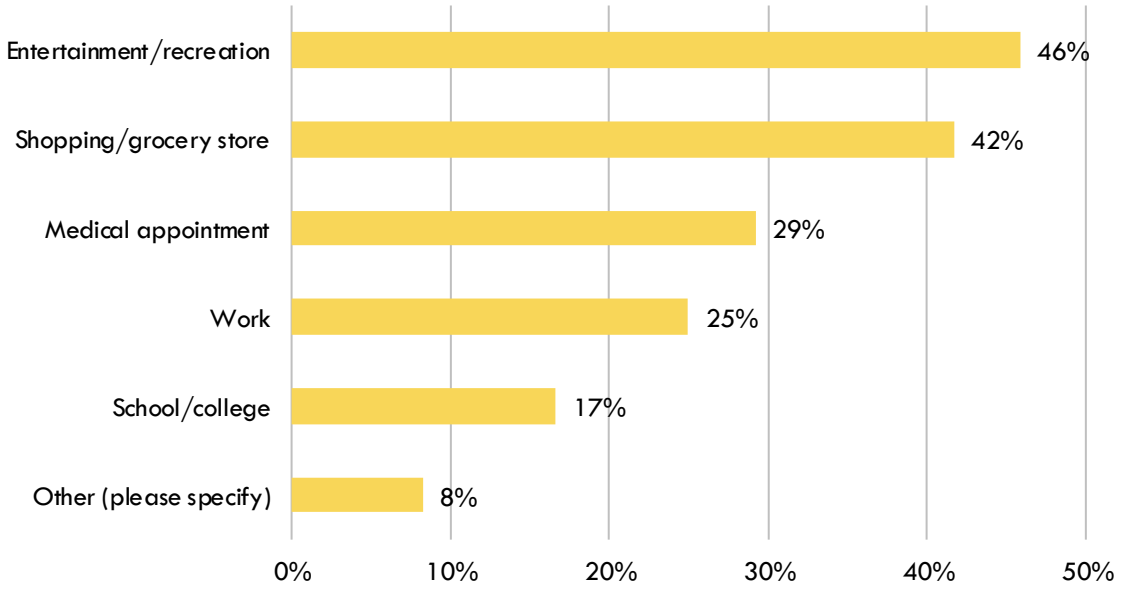
CARTS Interurban Coach – Route(s) Used

83% of respondents ride "1517 Gold" and 54% of respondents ride "1510 Yellow".



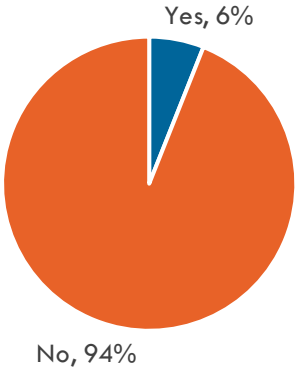
CARTS Interurban Coach – Trip Purpose(s)

Of the 19 respondents that ride CARTS interurban coach, 46% ride for entertainment or recreation. 42% of respondents ride to shopping or grocery destinations. 29% of respondents ride to medical appointments and 25% of respondents ride to work.



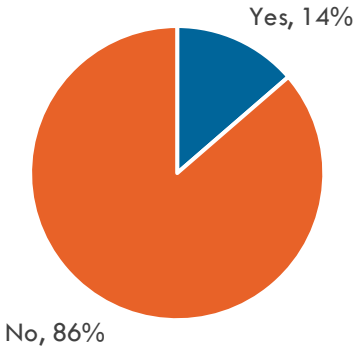
San Marcos Paratransit – Usage

Almost all (94%) of respondents have not used San Marcos/CARTS Paratransit service in the past month.



Veoride Bike Share

The majority (86%) of survey respondents have not used Veoride bike share in the past month.

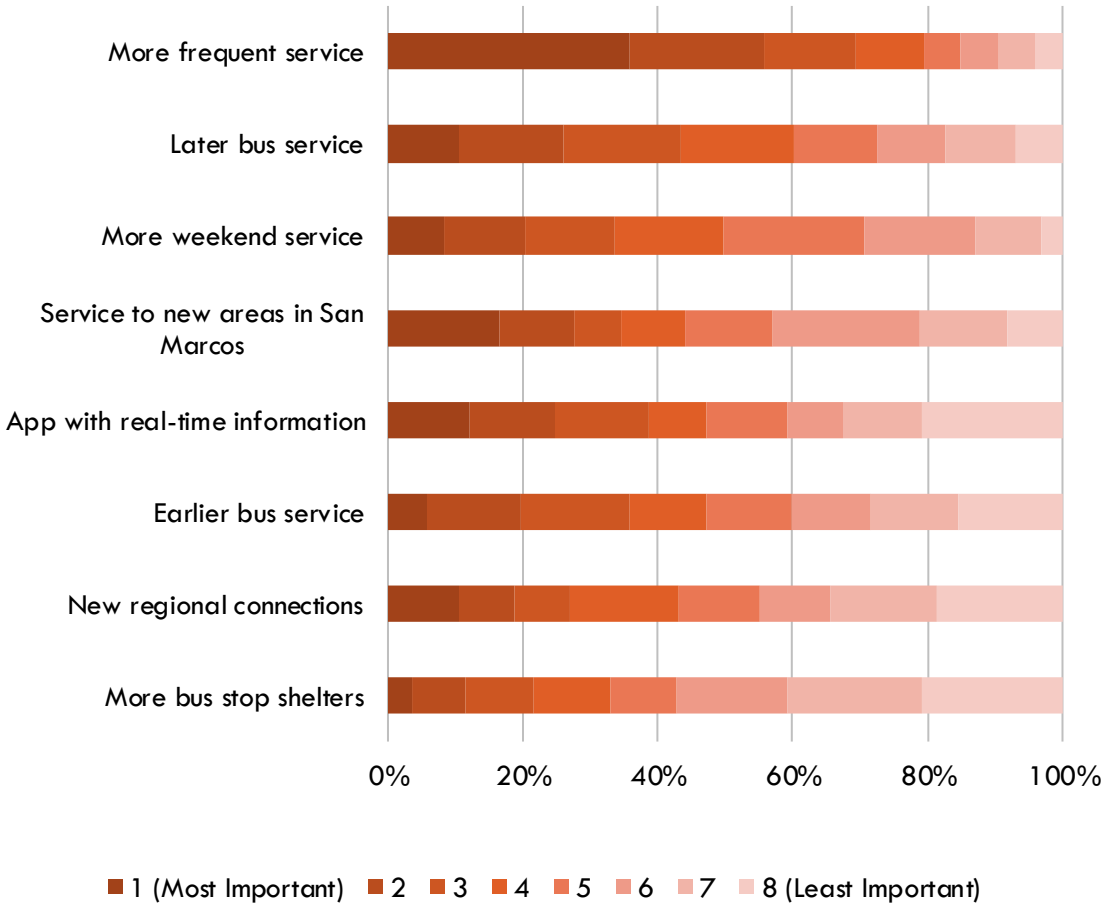


Uber/Lyft

More than half (56%) of respondents have not used Uber or Lyft in the past month.

Transit Investments

Respondents ranked "more frequent service" to be the most important transit investment option, followed by "later bus service" and "more weekend service" as their second and third most important option.



Place of Residence

85% of respondents live within the city of San Marcos.

Employment Status

82% of respondents are currently employed.

Student Status

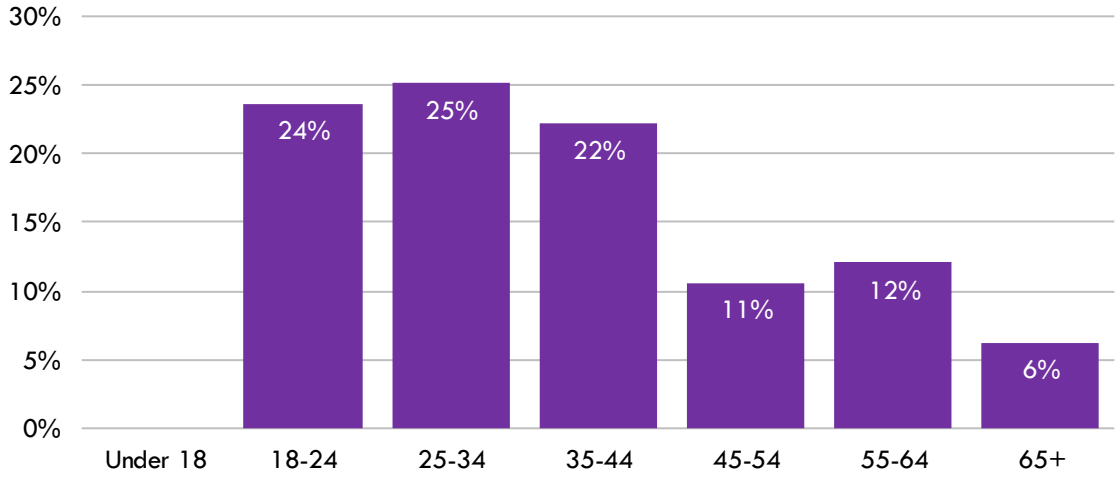
33% of respondents are college or university students and no respondents were high school students.

Automobile Access

86% of respondents own or have access to a car.

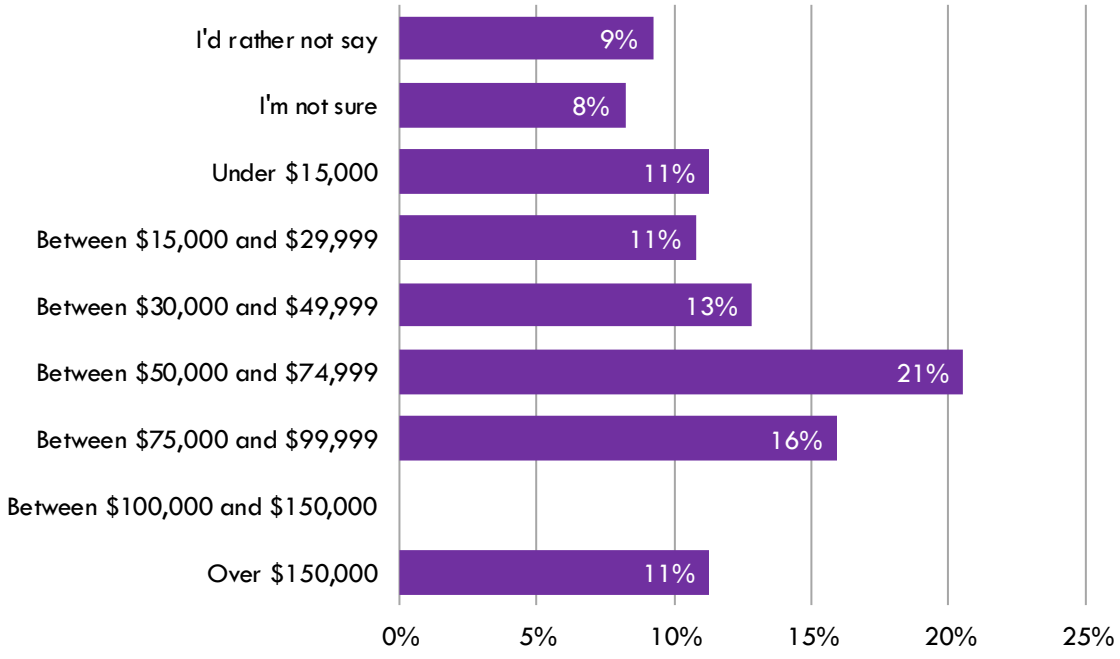
Age

The majority (49%) of respondents are young adults between age 18 to 34. No responses were received from persons age 18 or under.



Household Annual Income

Nearly half of respondents (48%) have household annual income of $50,000 or more.



Comments

Ninety-six online survey respondent provided specific comments. The most common topics were:

- More coverage (24% of comments)
- More frequent service (9%)
- Integrated service (8%)
- Weekend service (5%)
- Later service (5%)

Online survey comments have been edited for clarity and grammar.

Online Survey Comment
5 years is crap to implement this plan. hire the contractor, have them buy the buses and hire the drivers. make the university give you info. for where students, faculty and staff live so you know where to add the stops
A clockwise Campus Loop bus on a more time-efficient route!
Add or better bicycle crossings at I-35
As a senior citizen, in the future it would be nice to have door to door service to go to doctor appointments, etc.
As San Marcos continues to grow, we need to rely upon systematic studies, as well as lessons from other cities to improve our transportation infrastructure. San Martians should consider how transportation corresponds with new housing developments, rezoning ordinances, and other parts of the urban system. Public transportation (CARTS), in particular, is severely underused, while university buses do quite well. This issue represents a myriad of fascinating (and crucial) geographic problems that cannot simply be avoided, wished away, or amended into oblivion. We have to think pragmatically about a multimodal San Marcos that increases access for everyone.
Bobcat Shuttle is GREAT, I would just like to see this same system expanded to other parts of San Marcos, such as public library, grocery stores, and places that I work. The current city bus system times conflicted with my work schedule, making them impossible for me to use.
Bus transit is an excellent way to curb traffic, especially if it is efficient and quick. I think having more frequent buses with more bus stops will make the system easier for residents to use. I hope that if San Marcos plans to add more buses to the routes that the city purchases zero-emission or electric buses has wifi available. I think the current price is extremely affordable and hope that in the future, residents could have a swipe card or app they can use to pay for bus rides.
Busses are always clean, courteous, and professional. I would ride it more if I didn't live so far from the bus stop.
Can you please have a bus near Amazon. Amazon has 5,000 employees which at least 1,500 lives in Hays county.
City has a lack of Handicap Parking spaces and badly needs to add more Handicap Parking spaces
Connect bus service route to google maps. Makes it so convenient!
Connect downtown with Wonder World business/commerce/country government/multi-family area by connecting Stagecoach across purgatory creek. Also, connect properties and trails from the purgatory green belt area along purgatory creek to the river to allow for a safe scenic route to our river and downtown area. Hire more traffic enforcement officers to enforce traffic laws and local traffic/public safety ordinances.
Consider creating something like "Pickup" service in Austin
Conversations around transit should also focus on the larger concept of mobility. Making sure that our streets are complete with comfortable and safe bike and pedestrian infrastructure is crucial when moving from a bus stop to a destination. We should focus on making a tighter network of bus facilities that connect major services / entertainment / employment / residential areas to make sure we utilize our resources more effectively. In addition, land use is also tied to mobility. As we continue to grow outwards, we force residents to travel by car, strain our

Online Survey Comment
infrastructure, create additional traffic, and provide less equitable ways to move around. Land use must be considered in the larger picture of mobility as we plan for a growing community responsibly. Lastly, improving bus stop facilities that are situated on wide, dangerous high-speed roads with no shade, pedestrian connections, or informational facilities can greatly deter ridership. It is essential that all multi-modal riders feel comfortable and safe moving about San Marcos. I think there are a lot of great opportunities moving forward with conversations around transit and am excited to see those opportunities come to fruition.
Do you have service options to New Braunfels? Austin?
Educate Texas State students parking downtown hurts the business
Expansion to high school and other areas taken into the city limits
Get the input of the drivers. They are the ones that know the routes b better than you. Or someone you hire
Have bobcat tram make stop at big HEB and post office
Have more stops at different places will be great.
Have park and rides from Kyle please :)
Have visible safety protocols for bus drivers and signage for passengers. Develop more frequent night routes.
Honestly more frequent service, earlier and later in the day and weekend service would be the best addition.
i am quite concerned about the future of the carts interurban service. this is a critical lifeline for more than just students including veterans and working families. it is unclear how this plan/study will impact carts interurban.
I come from Portland, OR where we have a light rail called the Max that is accessible to most of the suburbs. Austin needs this, San Marcos needs this. It would pay for itself in no time. The traffic here is atrocious and I'd never work in Austin with the public transit in place now. With a train I would. San Marco would benefit if a train could take people from downtown to the outlet malls, and if they could get here from the airport San Marcos would have even more tourism.
I couldn't get my son on time for his after-school activities—as a single mother scheduled pickups need to be enforced or available
I don't even know where the closest bus stop is. They don't stand out.
I feel like the traffic situation downtown has gotten unbearable and it is only going to get worse with all the new student housing being built in the area. I live 4 miles from work (Texas State) and it sometimes takes me 30+ minutes to get home. I think this could partially be solved by having smarter stoplights that take into account the increased traffic coming out of the university around 5pm, but we also need to look for ways to have fewer cars in that area.
I love using the CARTS bus because the stops are convenient around town and the drivers are really great. I don't even mind having to pay to use it. I only wish there was service on the weekends, since I don't have a car and the Texas State bus only goes to apartments and the school, which makes it tough to run errands on the weekend.
I particularly appreciate the kind patience that the bus drivers show my students and other residents who have special needs. They go above and beyond in taking time to know and look out for the people of our community. I hope that, as service expands, the accommodating culture continues and flourishes.
I think a merge would be a great idea and would make accessing other parts of San Marcos other than campus easier for students without access to a vehicle
I think I may need to use the paratransit services, but I'm not certain how they work. If I go buy groceries, how do I get home?
I want to see a system for low income families with young children to have access to no cost transportation options, with improved access to stops at locations like The Village Main where WIC and Community Action are housed.

Online Survey Comment
I was not aware that Texas State Students were able to take The Bus at no cost. I found out through your website. I wish I knew this before.
I work for a social service agency and have many clients that rely on the SM Transit buses for services. I know many would like Saturday service so they could go to target area or enjoy the farmer's market and other social events that happen on the weekends. Some would like to use to go to church on Sunday. Some stops are not convenient - one of the worst is at City Hall. It is far to walk across the street to the library and it is very dangerous to cross the street. Better access to employment hubs so they can look for job along a bus route that is convenient to where they live. More frequent service to low income apartments and public housing.
I would be interested in being able to take a bus to a convenient location in Austin such as the location Texas State students are picked up.
I would be more inclined to take a bus if there was a stop near my neighborhood. It's too dangerous to walk to one because there's no sidewalks on Redwood or 123 and the closest stop is over a mile away.
I would love for things to be more frequent & run later & earlier & on weekends
I would love to take the Texas state shuttle to school but for some reason there aren't any bus stops close to where I live. Adding a stop in my neighborhood would be great. I'm sure there are other locals trying to get to school and finding it difficult to utilize these resources because of location.
I would love to use the bus more if it actually was at the stop by the posted times/ had more times. I used the bus and train exclusively in Europe, and it would be nice to have a similar system here.
I WOULD use public transit if it was regional and reliable.
I would use public transportation more if it served my neighborhood. I work at Texas State and would definitely prefer to take a bus to work but it's just not convenient. I hope that this improves service throughout the city.
If there was an app with a trip planner, routes and times I would be more likely to use the bus system.
Info about existing services
Is there any transportation to the outlet malls?
Is there any way to increase the City of San Marcos' pay of transit employees to allow them to invest more in research of other communities of relation to San Marcos to increase the use of public transportation?
It is hard to read the bus map to and know where specific bus stop locations are especially when determining which direction (i.e. north or south) the bus is going
It needs to service Redwood even if only an am and pm route. It needs to have at least one stop in all the apt complexes (not just college student ones)
Kissing Tree Community is growing rapidly. Senior citizens are the population. Bus service to the KT Community Building "Independence Hall" would be a valuable amenity for these seniors.
Less frequent bus service, but more critical times, ie early morning and later in the evening. Satellite parking on I-35.
Let's merge the two systems
Make passes easier to buy at the stop or on the bus. I never have cash. Also make finding routes and schedules easier
Marketing to local youth of availability of transportation is imperative for the system to be used and grow.
Maybe we can get transit services to Blanco community idk if I've seen buses that way.

Online Survey Comment
More coverage and access would be excellent. I love the idea of a single system for the city and university. My sister used Capital Metro attending UT and it worked well. Expanding options for locals is very needed.
More frequent service (currently only stops every hour for the routes I take daily), later service (I have to rely on Uber/ Lyft when I get off work at 9:30pm) and weekend service (many riders are in the service industry, we work weekends!).
More parking
My job frequently requires that I drive a car. That said, I ditch the car when possible by biking and walking. I love Veoride. I would like to incorporate the bus into my transit routine, but I have had difficulty planning routes and didn't understand the app. That said, a group I am in has challenged us to use it so I'm going to try again. The Bobcat Shuttle is heavily utilized & CARTS is under-utilized, so it makes sense to incorporate them and I strongly support this plan.
Need more options it is so hard to get around this place!
Need to expand to airport, Gary job Corp and Blanco River Village
One-way service at the Post Office makes checking my PO Box inconveniently time consuming. I walk to Hunter CVS for my return trip.
Please add routes and public-school stops
Please don't outsource public transit to Uber or Lyft - they are not friends of public transit (each included in their IPO filings the goal of supplanting public transit!), please arrange evening and weekend busses in town and between San Marcos and Austin, please consider reaching out to our big neighbor to the south and coordinating service to San Antonio with VIA. This region had discussed regional transit since the 1970s (!), and it's becoming quite a disaster. Please consider making downtown a "NO RIGHT-TURN ON RED" zone (I've lived downtown with no car for a decade and it is very dangerous!), ticketing drivers who block crosswalks, and lowering speed-limits in the middle of town to a best practices 20 mph. Thank you for allowing the input. Let's seize this opportunity to gain the pro-social, pro-environmental, and pro-mobility advantages of expanding our public transit network and services and making the core a true pedestrian friendly place. On a related note, not directly transit, let's require downtown developers to include regular market-rate housing in their new (mostly student-oriented) developments, and require all new developments in the city to include affordable housing. People want to live here, and that means developers want to build, let's build a city worthy of living in!
Real opportunity to get more people to ride the bus by rebranding the two lines into one system; should focus on getting would-be riders onto a few well-run, frequent, centrally-located, easy to understand lines and couple that with more paratransit to continue to serve those that depend on the bus as a lifeline service.
Regional/interregional expansion between Austin/ San Antonio to include stops in Kyle please
Safety of women should be a top priority this is a horrible idea
San Marcos must aspire to become a city where it is possible to live *comfortably* without a car. It might be possible right now, but the current reality of living without a car in San Marcos is unpleasant, difficult, and it disadvantages citizens on the low end of the socio-economic spectrum.
Schedules or bus stop locations in flyers delivered to home. I'm new to the area and have no idea where to meet buses.
Service the community first, and THEN the students. I am a student and I would prefer that community members have better access to transportation than students. The university CAN effectively service the community, and they choose not to. This is such a great opportunity to serve San Marcos permanent residents.
Service to the Sienna Pointe apartments in San Marcos
Shaded bus stops please

Online Survey Comment
Stop selling out to Texas State
Texas State bus transit service is included in our tuition and fees that we pay each semester. If it is being combined with the city transit system, how would they pay for that work out? Would we have to pay extra? Or would the bus fee be taken away from our tuition and fees and we pay for a bus pass? Additionally, the Texas State busses are already pretty full most of the time to where students are having to wait for multiple busses to come and go before getting a spot. Wouldn't adding city residents to this make them even more crowded? Unless you can make this situation less expensive and more accessible to Texas State students, I truly feel it is best to keep the transit systems separate in order to keep the students' best interests in mind.
Texas state students currently pays a bus service how will this change? And currently the bus to school always is pack. Sometimes it takes 40 mins waiting on a bus. Will this impact that
Thank you for your efforts! The elderly, students, financially disadvantaged, and the Earth thank you! If I may, connecting to Austin, Kyle, Buda, even San Antonio for commuters and day trippers would be epic! I would ride that puppy All THE TIME.
The bike lanes/parallel parking spots on Guadalupe St. will only congest traffic. Taking out a lane with the amount of increasing gasoline vehicle traffic is a bad idea.
The bikes are good but not always available close to the bus stop if there was something else where I don't have to walk in the heat it would be easier. I broke my toe and this was so hard to get around when walking to and from a near bus stop. I wish there was something other than the bus or at least more buses. I depend on the bus or bikes.
The question regarding ranking assumes I have an opinion about the bus service. The survey is faulty from that standpoint and all data should be assumed incorrect as there are many like me that don't care if the bus comes sooner, or if there's more shade shelters. I want parking downtown.
The transit system is completely bifurcated: the TXST system makes assumptions about where students live and serves only them; the CARTS system makes assumptions about where SMTX residents work and takes them there. Both assumptions are incorrect. We need to re-think the transit system, focusing on circulation and in-town mobility, integrating the student and resident populations, connecting high population neighborhoods with the urban core. It's crazy that it would take me an hour to get from my house to TXST for work... I can walk or bike in a fraction of that time. We also need better bus shelters to signal a commitment to areas/neighborhoods/businesses.
The Texas State buses currently run lights and cut cars off. The stops for both the Texas State buses and the city buses have stops that really only cover by apartment complexes. When I did live on the bus line, it was expensive to ride the bus and the service was not consistent.
The University Shuttle moves 30k people per month and the city 10x less than that. Don't just throw money into a system to then claim the city bus service now moves 33k/month. That's a scam. Face it you have a non-student community that doesn't want a bus system. You could give everyone a free door to door service for the amount you are spending annually right now. Quit trying to do EXACTLY what Austin does.
There needs to be a last mile, weather considering, micro transit solution.
There should be bus services that run around town (grocery stores/ shopping complexes/ parks) multiple times a week.
This is a poorly designed survey. More frequent service? Does that mean more often than the 8 minutes for the Bobcat Shuttle, or the 45 minutes for the Bus? Who is going to pay for it? It asked nothing about how we felt about integrating service. All of this is duplicating the work that was done by the previous study!
Unless there is a rampant overhaul into creating more accessibility for buses to students, there is no room for a merger in terms of capacity. Students already wait on multiple buses because they're full, many aren't getting to their destinations at the right time and some don't even have access to a bus stop remotely close to them. Until you can address the issues of capacity and efficiency in one system being used, there is no need to add on more to it for it will cause more problems and failures than you could expect successes. Combining said routes and shuttles

Online Survey Comment
will cause overcrowding, inefficiency in bus use and ultimately become an unreliable source of transportation around the city.
We genuinely just need more parking spaces, particularly handicap spaces
We need a light rail
We need access to more of town and more often. I can ride the bus but only once every 40 min and not after a certain time. I can't ride it to or from work and end up walking or taking uber everywhere because it is cheaper & faster. $1 a ride for the bus is too much.
We need Lime and Bird scooters in San Marcos for campus and downtown.
We need Lime, Bird, and other scooters in San Marcos. Don't let problematic elderly residents who don't use Uber/Lyft/etc. make multimodal transportation decisions for the entire city.
We need more forms of transportation like Lime's and Bird's.
We would like to see service extended to the new affordable housing developments along Hwy 123.
Why did they take the bus route that ran from Gravel and Jackman? The older folks would just take a few steps and the bus got there.
Would be helpful to have a way to get to a bus stop from our area going into town, without having to walk along an increasingly busy roadway
Would like to see a transit system similar to Austin Cap Metro or San Antonio's Via Bus system
would live to see more intercity transportation and coordination

JANUARY/FEBRUARY 2020 OUTREACH

This section summarizes outreach efforts and feedback received from the second round of community engagement.

Community Meetings

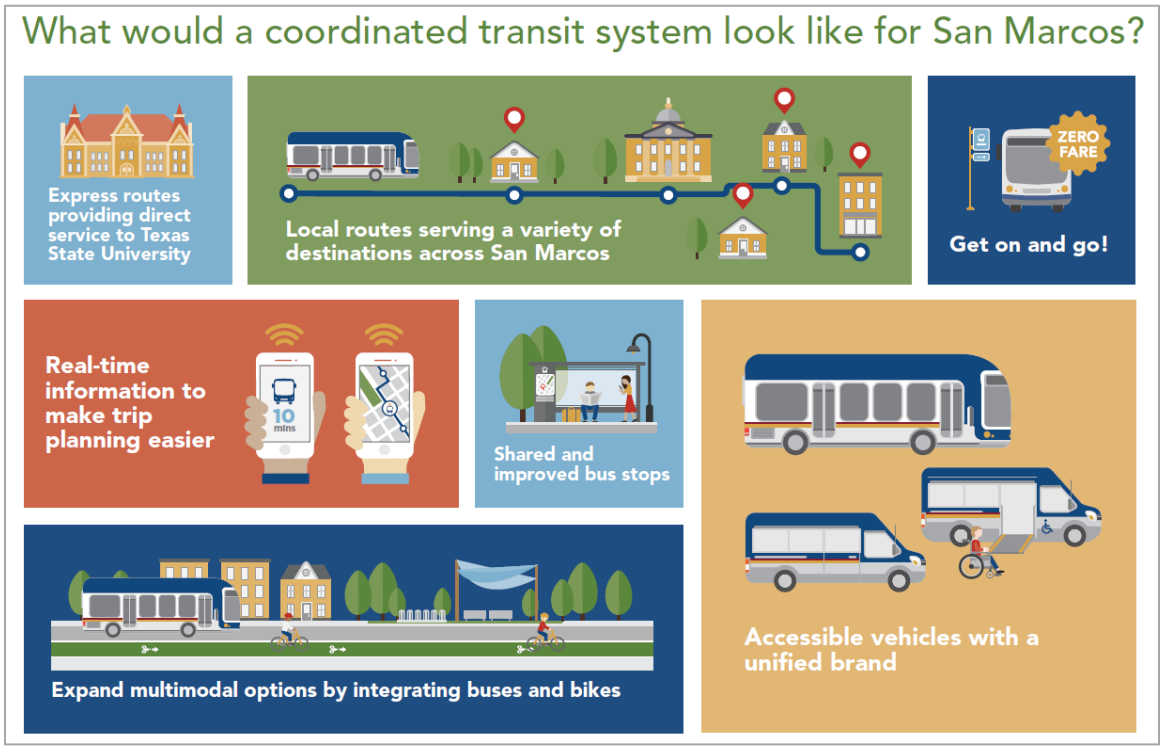
On January 28, 2020 the project team facilitated three community meetings to solicit feedback on the transit coordination and service adjustment proposals. The project team hosted three-hour pop-up sessions at the Texas State University Quad and San Marcos Station during the morning and afternoon, and a formal community meeting at the San Marcos Activity Center in the evening on January 28, 2020. Meetings were publicized using a print flyer that was posted at bus stops and San Marcos Station. In addition, the City of San Marcos and Texas State University publicized the meeting via e-blasts, social media posts, and on their respective websites. Business cards with a link to the online survey were also handed out.

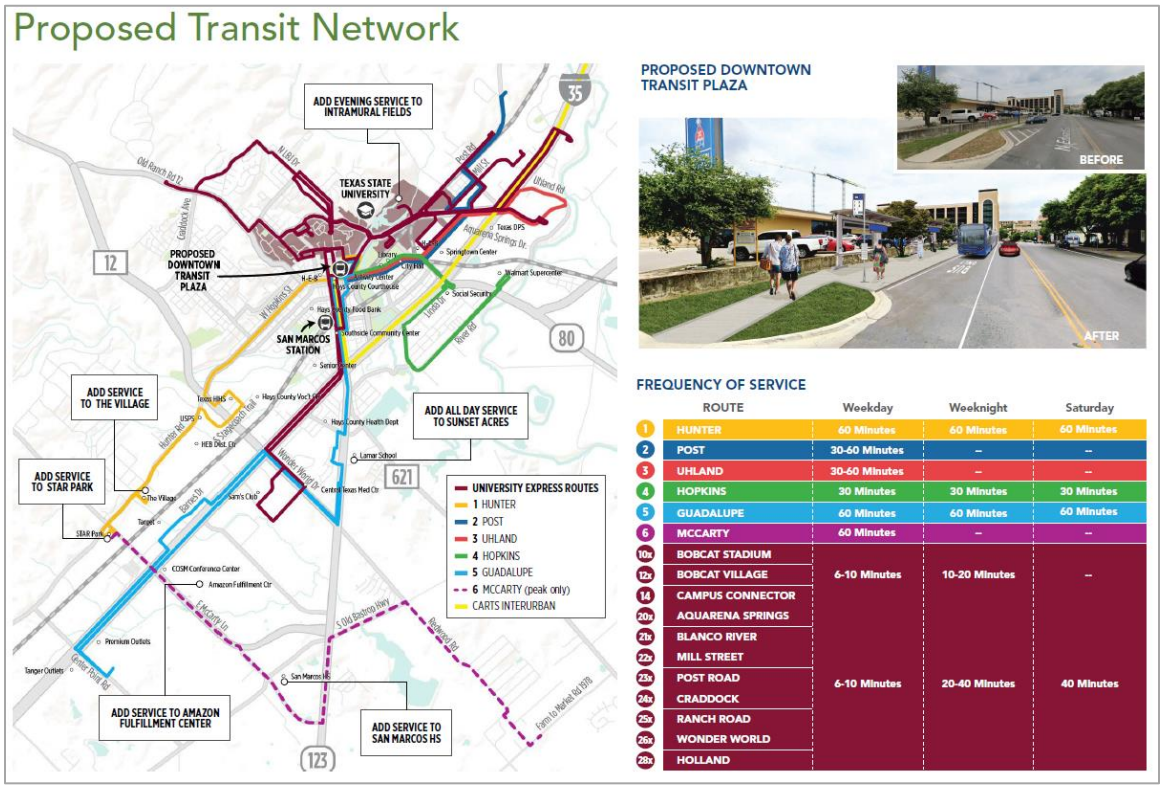
Direct outreach materials included four poster boards: a study overview, a comparison of the city and university systems, a board representing the components of a consolidated system, and a summary of proposed network changes.

The second round of outreach generated varied feedback among the different outreach locations. Survey results from the University included limited feedback overall. With information disseminated through business cards, an online survey was where students were directed to provide feedback. At the San Marcos Station and San Marcos Activity Center, there was far more support than concerns the Downtown Transit Center. There was interest in a fare free system and the need for better bus stops was also brought up.

Meeting Flyer and Business Card

Meeting Posters





Stakeholder Discussion

On January 29, 2020, a stakeholder discussion was held to share the same information. Representatives of community groups, social services, Texas State University, CARTS, City of San Marcos departments, and San Marcos City Council were convened for a transit discussion. The stakeholder discussion began with a brief presentation followed by questions and comments.

Several stakeholders expressed a strong desire for more frequent service. Stakeholders also suggested at least one local route with 15-minute service. Stakeholders also expressed a need for enhanced multimodal options to improve first/last mile connectivity to transit. Stakeholders also expressed concerns over losing service to the Southwest Hills and Bishop neighborhoods, as well as Scheib Center.

Questions that came up during the discussion were related to the paratransit service area, the potential for demand-response service to replace fixed-route service, and the potential for Amazon to provide financial contributions to serve their distribution center.

Online Survey

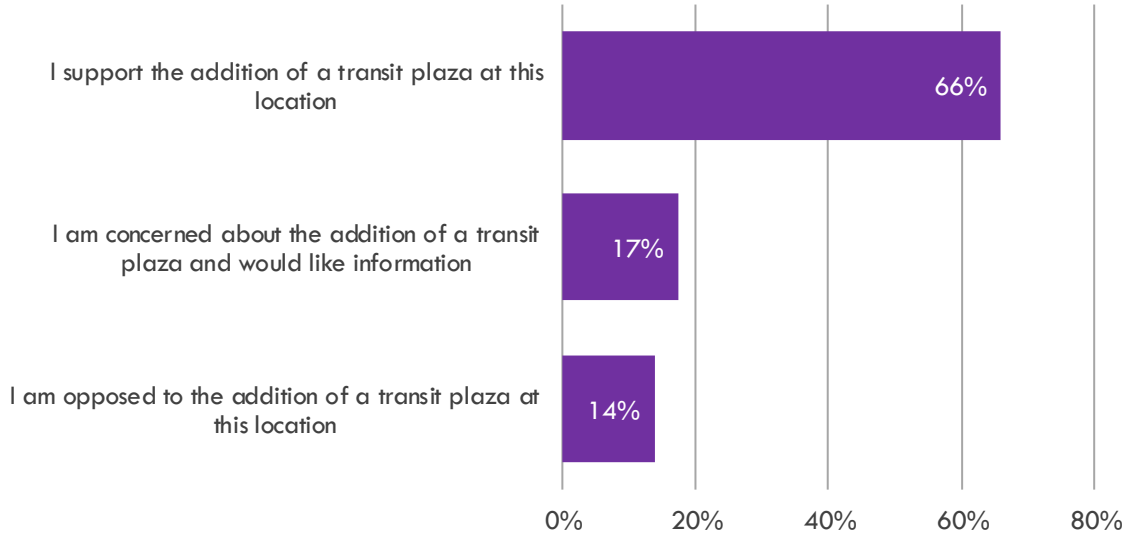
A community online survey was conducted from January 23-February 9, 2020 asking respondents to provide feedback the Downtown Transit Plaza and specific route proposals. The City of San Marcos advertised the survey on its website and social media accounts. Texas State University also advertised the survey in an email to students. Promotional flyers were posted at San Marcos Station and at select city facilities. The survey asked questions about transit plaza preferences, proposed route changes, demographics, and home location. A total of 149 surveys were taken, however, some questions had fewer responses due to skip logic or respondent choice.

Question	Responses	Skipped
How do you feel about the addition of a transit plaza at this location? Please explain.	138	9
How do you feel about Proposed Route 1 – Hunter?	107	40
How do you feel about Proposed Route 2 – Post?	105	42
How do you feel about Proposed Route 3 – Uhland?	102	45
How do you feel about Proposed Route 4 – Hopkins?	101	46
How do you feel about Proposed Route 5 – Guadalupe?	103	44
How do you feel about Proposed Route 6 – McCarty?	107	40
Which modes of transportation do you use to get around San Marcos?	120	27
What is your age?	118	29
Are you currently employed?	119	28
Are you currently a student?	118	29
Do you own or have access to a vehicle?	119	28
What is your household annual income?	117	30
Do you live within the City of San Marcos?	120	27

Survey Results

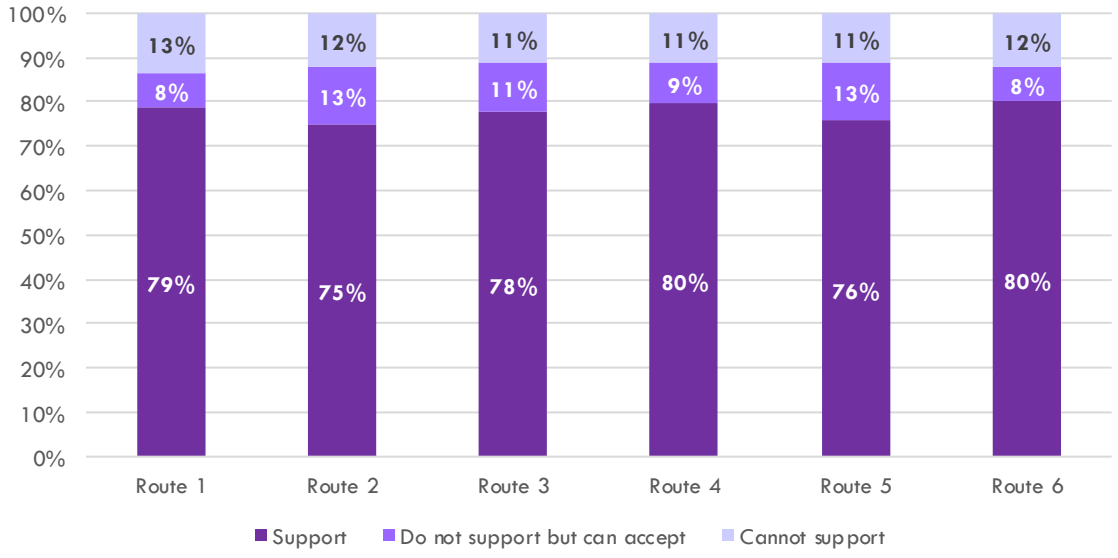
Support for Transit Plaza Location

More than half of respondents support the addition of a transit plaza in this location. Roughly 20 percent of respondents were concerned about the addition of a transit plaza and wanted further information and about 15 percent were opposed to the proposed transit plaza location.



Support for Proposed Route Changes

Approximately three out of four survey takers responded favorably towards the proposed route changes. The only survey included a proposed route network map along with the route descriptions on the following page.



Proposed Route 1 – Hunter

The proposed Hunter route would run every 60 minutes on weekdays weeknights, and Saturdays between STAR Park on McCarty Ln and downtown San Marcos via Hunter Road, Stagecoach Trail, and Hopkins Street. Key destinations include The Village (with offices of WIC, Community Action, Inc., and others), Hays County Government Center, and HEB. Nearly 80 percent of respondents supported this proposal.

Proposed Route 2 – Post

Route 2 would operate the same alignment every 60 minutes it does today except it would end at the proposed downtown San Marcos transit plaza rather than at the CARTS intermodal center. Between downtown San Marcos and the intersection of Thorpe Ln and Aquarena Springs Dr, Route 2 shares its alignment with proposed Route 3, creating 30-minute service in that segment. On weeknights and Saturdays, University express Post Road route could be used by many local riders to access their destination. 71 percent of respondents supported this change and the remaining respondents were equally divided between accepting it and not supporting it.

Proposed Route 3 – Uhland

Route 3 would operate the same alignment every 60 minutes it does today except it would end at the proposed downtown San Marcos transit plaza rather than at the CARTS intermodal center. Between downtown San Marcos and the intersection of Thorpe Ln and Aquarena Springs Dr, Route 3 shares its alignment with proposed Route 2, creating 30-minute service in that segment. On weeknights and Saturdays, University express Blanco River route could be used by many local riders to access their destinations. 75 percent of respondents supported this change while the remaining respondents were evenly split among accepting the change and not supporting it.

Proposed Route 4 – Hopkins

Route 4 would operate every 30 minutes on weekdays, weeknights, and Saturdays between downtown San Marcos and Walmart via E Hopkins St, Linda Dr, and River Rd. This route would replace the existing Route 4 and the eastern half of existing Route 1, both of which currently serve Walmart. Nearly 80 percent of respondents support the proposed Route 4 changes.

Proposed Route 5 – Guadalupe

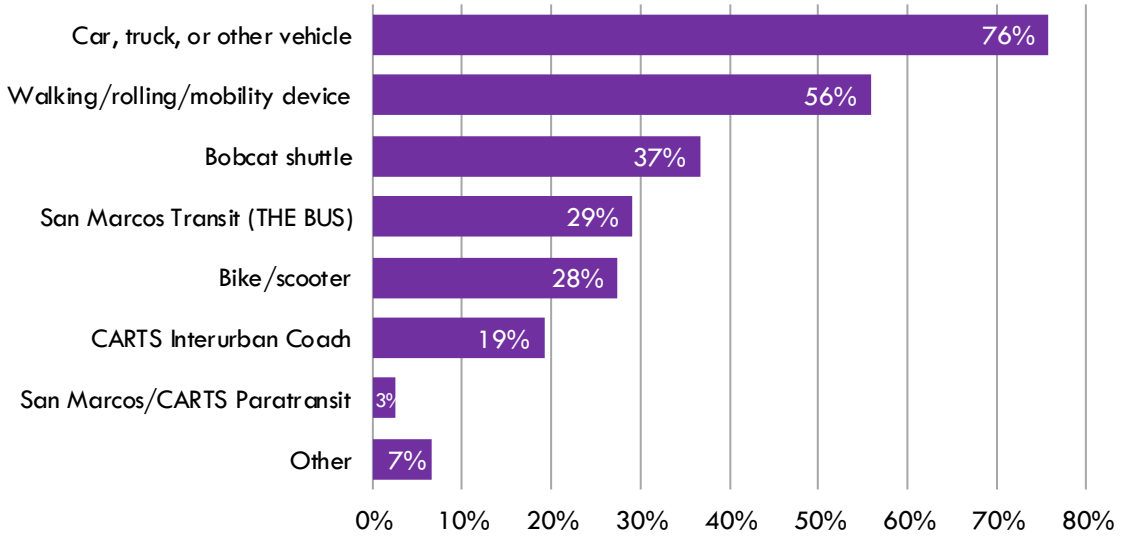
Route 5 would operate every 60 minutes on weekdays, weeknights, and Saturdays between the San Marcos outlets along I-35 and downtown San Marcos. Key destinations along proposed Route 5 include Central Texas Medical Center, Target, the Outlet Malls, and Sunset Acres, which today is only served on a limited basis. Roughly 75% of all respondents support the proposed change. 13 percent of respondents said they didn't support it but could accept it. The remainder of respondents could not support the change.

Proposed Route 6 – McCarty

Route 6 would operate every 60 minutes during peak times as an extension of proposed Route 1 to serve the Amazon Fulfillment Center, San Marcos High School, and Redwood. Route 6 would serve McCarty Ln, Rattler Rd, Guadalupe St, Old Bastrop Rd, and Redwood Rd. 75 percent of respondents support this change. 11 percent of respondents could not support the change while the remainder wouldn't support it but could accept it.

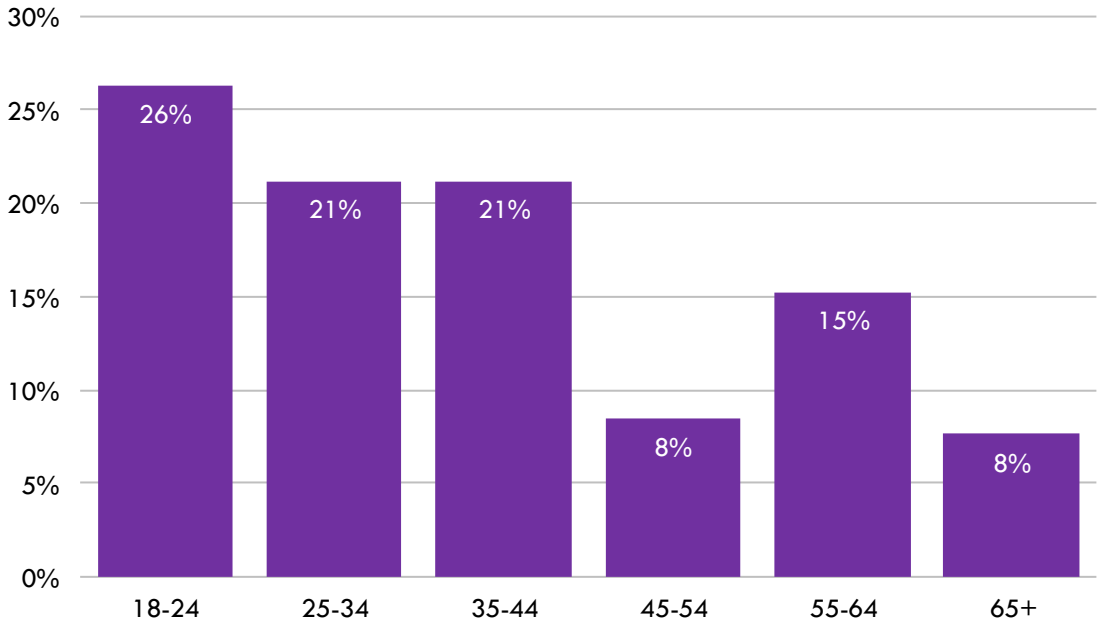
Mode(s) Used

The largest percentage of respondents most used mode of transportation was car, truck or other vehicle. 56 percent of respondents get around by walking, rolling, or using a mobility device. Nearly 40 percent use the Bobcat shuttle while 30 percent use San Marcos Transit. Bike and scooter trips make up roughly 30 percent of respondents' trips. The remainder use CARTS, paratransit, or other.



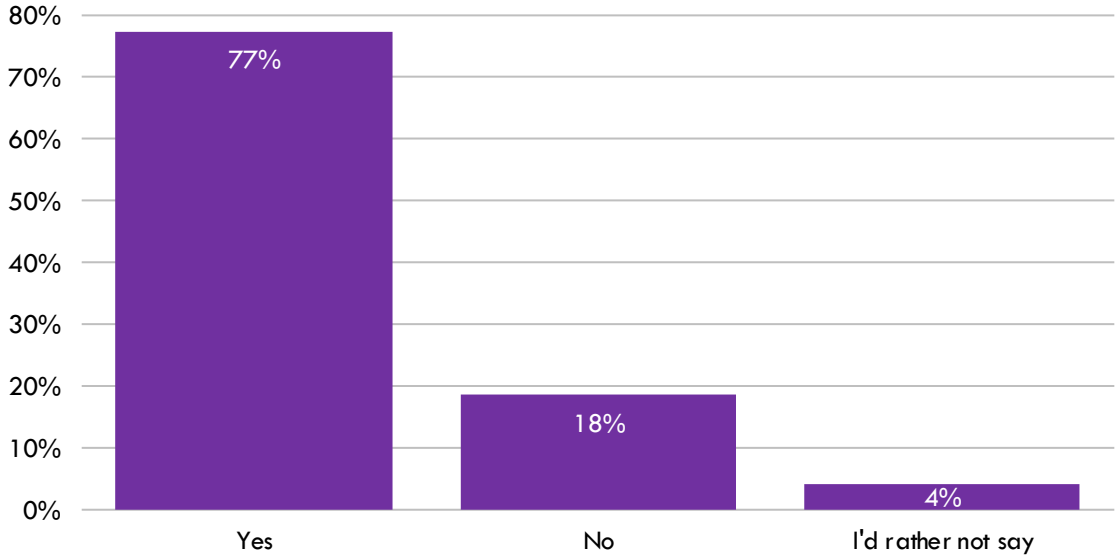
Age

The largest percentage of respondents were between 18-24 years of age. Both 15-34 and 35-44 age groups came made up 21 percent of respondent age. 8 percent of respondents were between 45-54, 15 percent were 55-64, and the remaining 8 percent were 65 years or older.



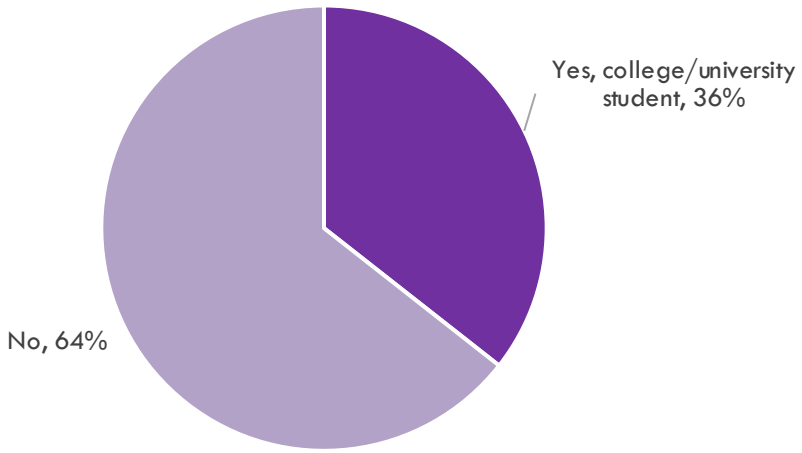
Employment

The majority of respondents were employed. 18 percent were not employed, and the remaining respondents chose not to say.



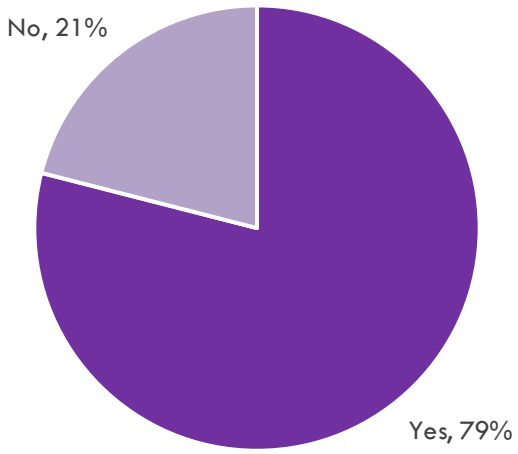
Students

64 percent of respondents were not students while the remaining 36 percent were. This number aligns closely with the number of respondents who ride the Bobcat shuttle.



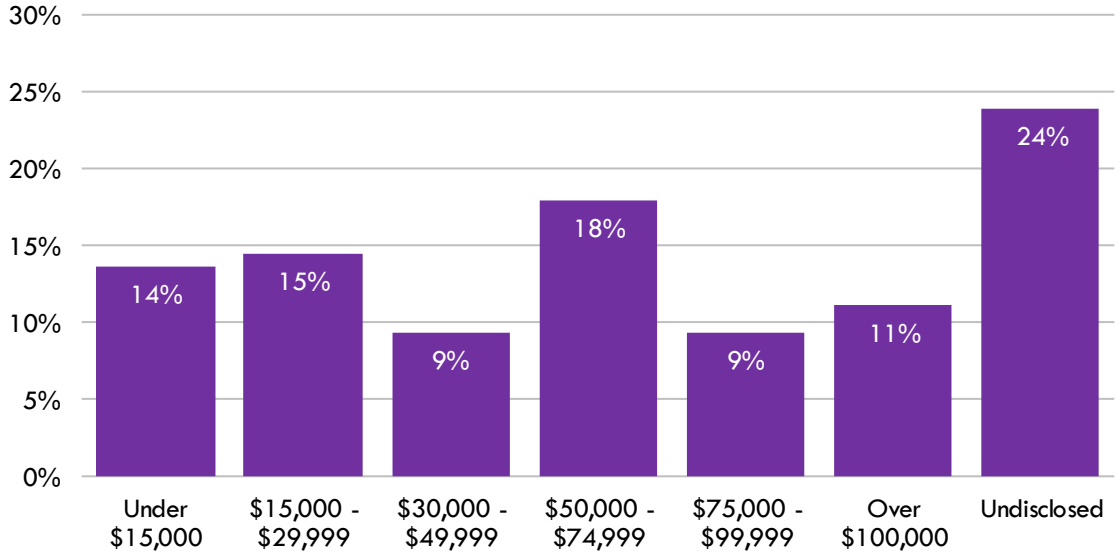
Vehicle Access

Over ¾ of respondents have access to a vehicle while 21 percent of respondents do not have access to a vehicle



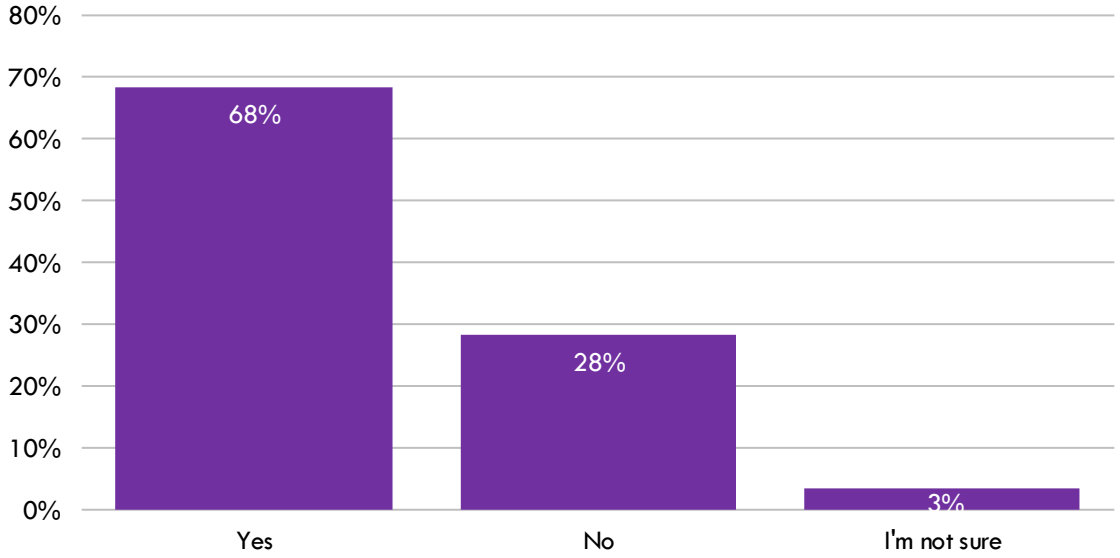
Household Annual Income

Respondents' annual income was pretty evenly spread a cross income levels. The largest percentage of respondents fell within the $50,000-$74,999 bracket. The second most common income bracket was $15,000-$29,000 followed closely by respondents making less than $15,000 per year. 24 percent of respondents chose not to disclose their annual income.



Place of Residence

68 percent of respondents live within the City of San Marcos. 28 percent do not live within city limits while the remainder of respondents were unsure.



Open-Ended Comments

Online survey comments have been edited for clarity and grammar.

Open Ended-Comments Indicating Support for the Proposed Transit Hub
I ride the bus a lot. It's very responsible. I feel that it is the way to go.
It could be a central location.
It adds one more stop close to campus.
The city is growing rapidly, and we do need one soon. Thank you.
We like to go out more often.
I don't want to stay home a lot.
Saturday service and free for all.
It will run on Saturdays and it will be faster.
Look forward to it.
It is a central location in the highly populated downtown area.
It's a great area for it to be. Convenient to both students and other locals.
It would improve transportation options throughout the city.
It's a great job with space for drop offs near Texas State and downtown!
It is a location central to the University and downtown.
It is relatively convenient to my neighborhood
It offers a convenient location for both residents and university students. This is good - but only if it also serves as a Texas State bus hub, as well, and furthers the idea of a true integrated system.
This is necessary and a good location choice.
It will be convenient for students and others to get around if they don't have cars
San Marcos needs a viable transit system access to the heart of the city center. Otherwise, transit improvement efforts will be paltry and insufficient.
Well located to University, Downtown, and River. LOVE the idea and the legitimate transit shelters, real time information, and visibility of transit downtown. Even better if a majority of routes (including Express) stop here before or in line of going up onto the Hill.
Central location for downtown and university that already needs sidewalk improvements and activation.
It would help add vibrancy to the downtown area; it would give people something to do as they wait for a connection; it would reorient ridership towards areas where people actually live and work.
Visibility, accessibility to where bus riders already are.
It is near campus and downtown.
Of its central location to downtown.
I think this location is great! It is easily accessible for students, locals and tourists to get around.
Great location!

Open Ended-Comments Indicating Support for the Proposed Transit Hub
It's located close to both Downtown San Marcos and the University. It also creates a better use for wasted on street parking.
It seems like a good location.
It allows for those without a vehicle to be able to work.
It is centrally located and convenient for both townsfolk and students.
Looks like a better transit plan.
Seems like a good location, close to the university and downtown.
Transit Plaza is a good idea, what are other possible locations?
It is close to campus and downtown, a logical intersection of students' and citizens' needs.
Yes, I think this is a good idea but please replace the parking spots that will be lost!
San Marcos would benefit from more transit options and this is a good location that is close to the University
Has the potential to bring more commerce downtown.
Close to campus.
Accessibility to west of town square and south university campus.
It is closer to the small HEB and the university, making it accessible to more people, like students and downtown shoppers.
It would help out a lot of students who live in apartments near the square reach destinations such as LBJ, The Wreck, and further destinations that would take a bit more time walking.
It is close to both downtown and the edge of campus.
It is close to my apartment and campus.
Yes, because I commute from Austin & the Bobcat Stadium shuttle makes too many stops & it's hard to get back at the end of my day.
A central access point is needed that is accessible to all transit services in the region. So long as a connection will exist to the university, the San Marcos Station and Amtrak, I am 100% for this.
It is a generally low traffic area of the city.
Nearness to campus.
It will reduce traffic and encourage walking around the city. This could be good for all the businesses in the area.
It's close to campus and a neutral place downtown.
It is near the university which makes it walkable, but not too close to be trapped in the campus traffic.
That is not a highly trafficked street at the moment.
It can benefit those who don't have vehicles.
We need better transit.
It is very close to campus.
More public transit = less cars on the road = less traffic for everyone. I think this is a great idea!
I think this will be helpful to aid the growing population and transit issues.

Open Ended-Comments Indicating Support for the Proposed Transit Hub
Neither of the strip centers on both sides of that street are at full capacity, so maybe the plaza would encourage more stable tenants.
It seems like a great, convenient location.
As a student without a car, I have very limited mobility in San Marcos. If we had a more elaborate and local transit system, one closer, I think more people would take advantage of it.
Hopefully more people heading to campus for the day will utilize the shuttle within their route. Or maybe we can have a parking lot in the specified pick up/bus stop area.
It would open up another bus stop at a central location close to campus.
It is a spot that seems underserved by buses.
It would provide more reliable transportation.
Seems like it would be efficient and help some traffic.
Close to the university and to the Plaza where most of the activities takes place.
The community needs more local transit options.
It is centrally located, at least for the university passengers.
Being a university town, it's sad than we don't have a better transit system as other universities in the country.
It is convenient and safer with a stop.
I think it is an excellent idea.
It will provide a more centralized location for transit options.
There are not a lot of easily accessible ways to get to this side of campus from a commuter area.
Promotes public transportation.
It is close to my work location and would be convenient for me to use during the day.
It is in a relatively central location.
I support this location as long as you add better pedestrian crossings at both ends.
It is close to the university and in the city center.
Students need more bus stop and bus to reduce the cost of parking and gas.
There would be less transit emission as well as more viable public transportation routes.
It seems to be a conveniently located location for both TXST and downtown.
Its needed and overdue.
It is near the university and is near downtown.
It's a good way for student to get around and explore the city of San Marcos.
This is a good location that is close to campus.
It would be easier on people who don't have access to a vehicle.
It is convenient and accessible.
I think it is extremely accessible and would be very helpful for students and the community

Open Ended-Comments Indicating Opposition to the Proposed Transit Hub
Of some student's party goers? Could be a problem. Just saying! Especially to the older generations.
My concern is traffic congestion with buses lined up on a street as opposed to pulling into a station. Also, lack of bathrooms, coverage from weather, and on-duty staff to answer questions.
Traffic impact.
This needs to be downtown would it not just be at the Mobility Hub?
Why would this not be located at the Mobility Hub? This also is adjacent to the shopping center notorious for towing and if people see a transit station next to a private parking lot this gives a false sense of "transit options".
You need to provide more info as to its use and services provided.
Have you ever tried to parallel park a bus? These need to nose in, like at the University bus hub on Woods Street.
As shown, it will require some buses to turn left across traffic on University - perhaps that can be handled by new signaling, but as things are it would be a problem.
I wonder how it would affect the businesses there. It would be great as long as they aren't pushed out or unable to utilize all of their parking area.
You haven't defined transit plaza, so I'm not sure what all is involved.
Close to main square.
Of more traffic.
Parking is an issue.
I want to know if this is a mutually beneficial locations for the transit plaza for the permanent residents of SM.
There isn't much street lighting there and would worry about safety for pedestrians.
Us student have to pay a bus fee every semester and now we have to share buses with people that are not students and pay nothing. Students should have their own busses to take them to school with no stops other than apartments. Texas State should stop charging us a bus fee if they want us to share busses. Also, safety measurements should be applied at these shared bus stops. Like the one near the Edward Gary which is near the square, there people that may harass students or homeless who may sleep in these stops.
Of traffic, would there be more or less? The students walking there.
Will it be a completely new bus route or be an additional stop to one of the other bus routes? I can see the convenience, but it would make commute time longer. For campus students I feel like an additional campus loop route should be added but heading in the opposite direction. That would be more helpful to TXST students in their daily class lives.
With so much student housing, there needs to be enough parking near downtown for employees at local business/service from a shared lot potentially.
Need better understanding of the work plaza. Will people be parking here and taking the bus? What is the anticipated impact if this is a park and commute location?
This area tends to get congested at 5 PM as Texas State employees leave work. The light backs up on Edward Gary and then the four way stop causes major back up heading south. Adding foot traffic and buses may cause additional congestion to the mix.
I think this is still a far walk for students as this area of downtown is still a bit far from any of the central locations of the Texas state campus. Compared to the center location where most shuttles drop off, just below the UAC.
Increase the possibility of traffic jam as more people will come to the city in the future, and not many of them will choose public transportation.

Open Ended-Comments Indicating Opposition to the Proposed Transit Hub
I think that is a great location but do have concerns because a lot of students and staff use those parking spaces for classes because there is a HUGE lack of parking on campus. Again, I think that is a great place for it but their needs to be an alternative for students and staff.
It is a high traffic area and I have some concerns for pedestrian safety.
I would be concerned about replacing those parking spaces. I occasionally need to park downtown for errands, and it's already a challenge. However, I think that overall, a transit plaza is a good and important thing.

Open-Ended Comments Regarding Proposed Route 1
Will there be any riders at Star Park? Or just college students.
It is good to help people.
I'm skeptical? don't like the 60 min part.
Glad a bus is going up Hunter again.
It's perfect the way it is for my needs.
Benefits our community
I'm on Rt 1 and having nights and weekends would be great as long as it still stopped at the P.O.
Thanks
Please still serve local neighborhoods and senior centers.
Like the increase access down Hunter to STAR park but wonder about the effect during the interim between semesters when the Bobcat Shuttle is not running--no access to shopping center/apartments down Wonder World.
I need route to run every 30 min.
Need route to run every 30 min.
How is someone supposed to understand this? These locations need something, but I don't have enough information to make a sound decision.
This is the most logical route servicing the most mobility-challenged areas and economically disadvantaged populations/ services.
More frequent
60 minutes is incredibly infrequent. Service is getting worse to places like the government center.
I don't know where else to write this comment because route about which I would like to comment -- route 7 -- has been completely erased from the current proposed transit network. In any case, the northwest quadrant of the city -- an area with moderately high density and significant new housing development -- is marooned and disconnected from the proposed new transit plan. What I had hoped to see was a way to connect the current route 7 with existing/proposed university routes via Craddock avenue.
60-minute service is functionally unusable and will subvert any success of transit in San Marcos. The present #1 route has service every 30 min. and -- while still modest -- is the highest ridership in the existing City system. Decreasing frequency is a massive step backward and is unacceptable. Will be deeply disappointed if this process does not have at least one line (that isn't just a legacy route providing door to campus service) with minimum 15-minute service to demonstrate how functional transit works. Part or all of the #1 line seemed/seems like the opportunity to provide 15 min. service. Do support the concept of splitting the crosstown line and connecting it at the Downtown Transit Plaza.
This route covers a VERY large distance at VERY low frequency. It's not clear who this will serve.
The frequency on this route is too low to have any ridership.
You might want to increase the frequency of this route due to how much land it covers.
Needs to run on Sundays.
Make sure that there is a stop for Purgatory Park, and the Golf Course at Kissing Tree. I want to make sure you understand I have big concerns about the Transit Plaza however. Have you considered the striped portion of Hopkins in front of little HEB? I know you are looking for low traffic streets to make the bus pull in/out more efficient but this takes a big toll on our parking counts, and we have purposely necked Edward Gary down at the Hutchinson intersection to slow traffic, Will this proposal affect those improvements?

Open-Ended Comments Regarding Proposed Route 1
The routes running near Hopkins are a great expansion. Lots of students live out there that have trouble getting onto campus or around town.
Star Park is not an appropriate transfer point. There is no infrastructure, no destinations, and the Star Park administration won't allow it.
Why not have all your busses stop where the number 5 stops today, on campus?
There is an absence of busses that make accessing mental health services accessible including Schieb, Hays Caldwell Women's Center (HCWC), and CTMC Grief Center. While other social services appear to be considered, the lack of connection to mental health services is still a problem.
Depending on the number of students living along the route, consider decreasing the running time to 45 minutes or establish connecting routes to decrease running time.
I'm for better integrating the University bus system with key community locations like HEB. Surprised this has not been offered before.
Again, San Marcos is a university town, so more transportation is needed.
Much needed transportation to Star Park and Village along Hunter Road
Access to the grocery store is useful.
I support this change and also believe consideration should be given to a stop near the new Kissing Tree neighborhood at Hunter and Center Point. There are a growing number of residents and a convenient bus to downtown would reduce pressure for parking downtown.
I don't ride any buses, so can't provide feedback on this question.
My only concern would be that students and people alike don't have time to wait a full 60 minutes for the bus to make its loop.
Too many govt locations, nobody really goes to these places on a regular basis.

Open-Ended Comments Regarding Route 2
It will help others.
I don't like the 60 min part.
Don't like the change.
Too many bus changes so often. But I'll get used to it and I imagine everyone else will too.
Thanks
more frequent route 2 at least every 30 min
I like the increased access on weekends and nights
I don't take this route.
Don't use this route.
We pay for the CARTS Station so use it.
This does not serve the needs of the community as efficient as the other routes
More frequent
It is distressing that there are no questions regarding the maroon routes here because this route overlaps quite a bit with those. Rather than running three "city" routes along Hopkins it seems that there should be some effort to integrate this route with the maroon routes, making it more frequent and eliminating the overlap. The divide between proposed service and branding on the "university" vs. "city" routes is extremely disappointing.
Again, 60 minutes service is unusable and communicates a devaluing of the persons that rely on or desire to use transit. Any line that cannot be at least 30 minutes should be considered to be eliminated and served via micro transit services. This line appears to turn a circle around Mill St. Is the University service "integrated" at all or just bolted on? Express service should operate along the standard fixed routes lines and augment service during peak periods, not be its own separate lines with odd twists and turns. It's not the City's, nor the University's, responsibility to contort efficient transit lines to serve 1-2 poorly located MF complexes unless those complexes are going to pay for the service disruption they create. Get within their bike-sheds and then keep the lines simple. I do support this going into the Downtown Station.
This route covers a VERY large distance at VERY low frequency. It's not clear who this will serve.
This route overlaps with other proposed maroon routes and should not be duplicated in the system with such poor frequency. This route should be combined with the maroon routes for integrated service and improved frequency.
Move the HUB.
Needs to run on Sundays.
Other than the proposed Transit Center.
Merge Post and Uhland and run down Cheatham and Riverside. This route is much shorter than all the others and contains significant overlap. A single route through areas that actually have transit dependent people would be better. Why are there no transfer points?!
I am concerned about moving it away from the current CARTS intermodal center. On a 60-minute schedule, there is plenty of time to proceed from the proposed new downtown station to the multi-modal (and there provide an additional option for the residents of in-development housing in the downtown area).
This description is confusing, so I'm going off of the map (and I hope my understanding of it is correct).
How about also running a bus service on Sundays so people can go to church by bus. I think you'd probably get enough riders. Maybe combine like 3 routes into one to get enough. Why not have all your busses stop where the number 5 stops today, on campus?

Open-Ended Comments Regarding Route 2
How about Sundays?
I don't ride any buses, so can't provide feedback on this question.
My only concern would be that students and people alike don't have time to wait a full 60 minutes for the bus to make its loop.
These are high traffic areas that would get the best use

Open-Ended Comments Regarding Route 3
Will be better.
Don't like the change.
Sounds good and will work out great.
Thanks
More frequent service
Does not affect me--N/A
More frequent
Would it include coverage for the Blanco Vista neighborhood?
Similar to the question above, it is distressing that there are no questions regarding the maroon routes on this survey because this route overlaps quite a bit with those. There should be more effort to integrate this route with the maroon routes, making it more frequent and eliminating the overlap between this route as well as the other city routes along Hopkins.
60 minutes service is unusable. Any line that cannot be at least 30 minutes should be increased, considered to be eliminated and served via micro transit services, or simplified and combined with another line. Do support this going into the Downtown Station.
This route covers a VERY SMALL distance at VERY low frequency. It's not clear who this will serve.
This route overlaps with other proposed maroon routes and should not be duplicated in the system with such poor frequency. This route should be combined with the maroon routes for integrated service and improved frequency.
Move the HUB.
Needs to run on Sundays.
Other than the proposed transit center.
Merge Post and Uhland and run down Cheahtam and Riverside. This route is much shorter than all the others and contains significant overlap. A single route through areas that actually have transit dependent people would be better. Why are there no transfer points?!
I am concerned about moving it away from the current CARTS intermodal center. On a 60-minute schedule, there is plenty of time to proceed from the proposed new downtown station to the multi-modal (and there provide an additional option for the residents of in-development housing in the downtown area).
This description is confusing, so I'm going off of the map (and I hope my understanding of it is correct).
It needs to include a stop at the Hays Caldwell Women's Center because it is a long walk to that from the closest stop. Also, have it stop right near campus or on campus so students can easily get to the Hays Caldwell Women's Center without having to walk ALL the way to your bus stop, ride your bus, get off and then walk ALL the way from the bus stop to the Women's Center. Why not have all your buses stop where the number 5 stops today?
There is an absence of busses that make accessing mental health services accessible including Schieb, Hays Caldwell Women's Center (HCWC), and CTMC Grief Center. While other social services appear to be considered, the lack of connection to mental health services is still a problem.
How about Sundays?
I don't ride any buses, so can't provide feedback on this question.
My only concern would be that students and people alike don't have time to wait a full 60 minutes for the bus to make its loop.

Open-Ended Comments Regarding Route 4
This route will encounter a lot of traffic it will not be 15 minutes to and from Wal-Mart. this will have to be retimed with traffic.
Don't like the change don't fit my needs.
I need route 4 to stay the same. I live in the neighborhood it currently serves and I need the route it's on to stay the same so I can get to class. I live on Barbara Dr. and catch #4 on Sherbarb.
A change for San Marcos is great. I accept this change.
Rt 4 currently services inside neighborhoods. If taken away it would be hard on those depending on it.
Please still serve local neighborhoods
Yes, every 30 min and on Saturdays
Connecting the Eastside to downtown is a viable need served by this route
More frequent
The loop that this route makes running parallel to the highway and then returning down River Road both ways to and from HWY 80 is very inefficient. These two roads are only about half a mile apart which would seem serviceable by one line. Also, given the relatively short length of this route, the overlap on Hopkins with other city routes seems inefficient, as well.
Not a fan of lines that spend any material amount of time on IH35 access roads. The "hook" shape nature makes this difficult to interpret on a map/route table. Understand loops can be problematic, but seems like bypassing Linda Drive, not going deep into Walmart, and coming back down River Road to connect back to Guadalupe/SH123 would be more legible option. Especially with ridership from Blanco Garden's, this needs to be at least it's 30-minute service. Consider peak only service to Gary Job Corp/Airport.
This route covers a VERY SMALL distance at VERY low frequency. It's not clear who this will serve.
The loop after I-35 should be lessened for better efficiency.
Move the Hub
Needs to run on Sundays.
I like that this is a 30-minute interval rather than an hour. However, I would propose a name change as this is much more than a "Hopkins" route. I like the fact that it serves the Blanco Gardens neighborhood more frequently. I do not like the proposed transit center.
This is asinine routing. The major destination on this route is Walmart. If this ran as a "lasso" with Walmart as the midpoint in each direction it would work so much better. Transit plaza to Walmart on 80. Walmart to SW on River Rd. River Road to Linda Lane. Linda Lane to Bugg. Bugg to River Road. River Road back to Walmart. Walmart back to the Plaza.
This sounds sustainable. Now also add some biodiesel to your buses to make them even more sustainable and I'll be happy. :) Why not have all your busses stop where the number 5 stops today, on campus?
There is an absence of busses that make accessing mental health services accessible including Schieb, Hays Caldwell Women's Center (HCWC), and CTMC Grief Center. While other social services appear to be considered, the lack of connection to mental health services is still a problem.
Would be ideal for students who need things not available in the neighborhood HEB.
Same argument as before: Support better integration of the University bus system with key community locations.
This seems good because currently there is no good way to get to Walmart shopping center by bus

Open-Ended Comments Regarding Route 4
As a person that shares the road with mass transit, every thirty minutes seems excessive and only compounds the traffic issue.
As long as current apartments with access still have access
I don't ride any buses, so can't provide feedback on this question.

Open-Ended Comments Regarding Route 5
Too much traffic thru Wonder World Dr, this will make route late in the morning rush hour and afternoon rush hour when traffic last longer at night.
My only concern would be having to ride a University bus to get to Craddock. My grandmother lives there and she probably wouldn't use a bus packed with students.
Leave it alone
This would be great change and helpful too.
All this is going to work for a change. I support it.
Thanks
Like the increase access to medical center
OK
30 min would be better
More frequent
Similar to previous questions, this route shares significant overlap with maroon routes and has considerably worse service. Why isn't there more of an effort shown here to combine these routes and improve service overall? Also, this route should be divided in half with a transfer to the more distant destinations like the outlet mall.
Again, 60 min. lines are setting the system up for failure. This route spends WAY too much time on IH35. Barnes Drive/StoneCreek Crossing do not justify all this travel time as there are other places to shop for similar goods and the City would need a very compelling story to serve Barnes Dr. based on employee use over, for example, service to Amazon, which is unfortunately barely served. Seems like the #1 line could pick up the Outlets, head down McCarty to get Amazon and SMHS, head back down SH123 to pick up El Camino Real and the affordable housing along that segment, then come down Wonder World Drive to CTMC and hook back in to Hunter Road for more comprehensive coverage of key destinations. By reallocating the buses from this proposed #5 to the #1, frequency might be also be able to be improved to 30 minutes.
This route covers a VERY SMALL distance at VERY low frequency. It's not clear who this will serve.
This route overlaps with other proposed maroon routes and should not be duplicated in the system with such poor frequency. This route should be combined with the maroon routes for integrated service and improved frequency. The portion serving the outlet mall after wonder world should be served by a transfer not a duplicate line.
Needs to run on Sundays.
This is a pretty long route. Is there a way to break it up into two? If not I guess 60 minutes aint bad, most of the stops are shopping related.
Long, wandering and with no purpose. Does this serve as a shopping shuttle, a medical shuttle, a what? Why are there no transfer points?!
This would be better with more frequent buses - every 30, or 45 minutes. At 60 minutes it could serve employees at the CTMC, Target, and outlets, but that is not frequently enough to be convenient for shoppers. We would us it (living downtown with no car), but it will not induce anyone to leave the car at home and take the bus to shop.
Every 60 minutes is not acceptable if you want someone to actually use the service.
have a parking area for commuters coming into San Marcos so they can park by outlets and ride bus into university.
Why not have all your busses stop where the number 5 stops today, on campus?
Depending on the number of students living along the route, consider decreasing the running time to 45 minutes or establish connecting routes to decrease running time.

Open-Ended Comments Regarding Route 5
Great for student employees as well as others who want to buy things.
Same argument as before: Support better integration of the University bus system with key community locations.
I don't ride any buses, so can't provide feedback on this question.
My only concern would be that students and people alike don't have time to wait a full 60 minutes for the bus to make its loop.

Open-Ended Comments Regarding Route 6
Depending on the number of students living along the route, consider decreasing the running time to 45 minutes or establish connecting routes to decrease running time.
Don't care.
Don't use this route.
Every 60 minutes is not acceptable if you want someone to actually use the service.
Finally, a bus to the high school and Amazon. Thank you, smart move!
I don't ride any buses, so can't provide feedback on this question.
I hope in the future, as development continues along Hwy 123, that routes may be considered to get people from neighborhoods there to the university and downtown. I also hope that some sort of integrated bike or trail network can be developed to connect outlying areas to downtown. Thank you!
I need to Rt 1 to run every 30 min and on Saturdays.
I would hope this will closely look at needs for high school students and their bus needs *after SMCISD bus hours.
Interesting.
Leave it alone it works fine!
More frequent.
My only concern would be that students and people alike don't have time to wait a full 60 minutes for the bus to make its loop.
Needs to run on Sundays.
Serve Schieb Mental Health Center on one route.
Thanks
The peak service idea only idea is supported for Redwood. Unless SMCISD is going to allocate some resources, in lieu of this route, suggest serving Redwood with a simplified line running just along Redwood Rd. / Wonder World Drive and tying in to the #1 at CTMC (along with the revised #1 route mentioned in the response above). General Comments: Why are there no questions about the "Express" routes ... which should not be called "University" Express btw? The routes, especially the Express routes, are not legible and need to be simplified. The objective for MF complexes cannot/should not be service right to the front door but should be within a reasonable walk or bike shed of destinations so that this system, with limited resources, can be operated efficiently and with viable frequency. Right now, it feels like the systems have been bolted together, not integrated.
This change is a good one. Keep thinking to better San Marcos. Thanks.
This route covers a VERY large distance at VERY low frequency. It's not clear who this will serve. Surely not Amazon employees?
This will not get used in this design. And a transfer point at Star Park is not a great idea.
What is "peak times"? Will that make Route 1 a 2-hour route when Route 6 is added to it?
Why not have all your buses stop where the number 5 stops today, on campus? Students work at these places.
Would recommend working with Amazon to provide more frequent service to and from other connecting lines, with less frequent service to Redwood and the high school.
You are eliminating a stop at La Vista senior apartments with over 250 residents.

Feedback on Proposed Route Network from MoveSM

MOVE»SM

February 10th, 2019

Re: Proposed Transit System for the City of San Marcos 5-Year Transit Master Plan

To: Lee Hitchcock, Director of General Services and Pete Binion, Transit Manager, City of San Marcos
James Gamez and Hazel Scher, Nelson Nygaard, Transit Master Plan Consultant
Nancy Nusbaum, Associate Vice President of Planning, Steven Herrera, Director of Transportation Services, Texas State University

Cc: San Marcos City Council

MoveSM, an informal group of community members committed to supporting and advocating for safe, sustainable forms of transportation, submits this letter as feedback on the proposed system design presented January 28/29, 2020 for an integrated city and university bus system.

We believe this effort can be a powerful, transformational opportunity for both the City and University, and we applaud some of the proposals, such as investigating discounted/free fares and the establishment of a downtown station. Unfortunately, overall, we were *alarmingly* disappointed by the proposal's avoidance of truly merging these disparate bus systems and by the proposed degradation of already poor frequencies to a level that undermines the most basic viability of transit for all non-University destinations.

Public transit is a lifeline service for many residents, which should continue to be a priority. But transit is also among the safest, most efficient, and sustainable forms of transportation for modern cities of all sizes, and mode-shift must also be a priority. For public transportation to be a viable option for more of the community, there must be lines delivering travel times within striking distance of other modes, demonstrating to the public that transit can be a preferred and convenient option in San Marcos.

In an effort to help steer this in a more positive direction for the San Marcos community, we respectfully offer the following formal comments and recommendations, as well as an attached example alternative "goal state" bus system map and operating schedule/budget that achieves what we believe would be a substantially better outcome for the city. We acknowledge that we lack the time, resources, and technical capacity to validate many assumptions, but we believe the conceptual system map provided to be directionally accurate and hope it can be illustratively helpful in visioning what a truly integrated transit system could look like five years from today.

1. Eliminate the divide that persists between University Lines and City Lines

- Coloring, notations, naming and general presentation should reflect the spirit of an integrated system -- even at this early conceptual stage -- to lay a strong foundation for the forthcoming branding effort
- The use of "university express" terminology and presentation of those lines in maroon perpetuates the divide, which is harmful to the spirit of this effort and improved outcomes for ridership
- In lieu of dedicated "express" lines bypassing other destinations, create simple, more legible common lines that have augmented resources to boost frequency during hours of peak demand to the University

2. Increased visibility of buses downtown will be positive for transit legibility and system promotion

- Utilizing a visible downtown transfer location, amongst others, will help increase awareness for bus availability
- Recommend that all lines that service the south side of the University campus have a stop at the downtown hub to reinforce the system as an integrated one (vs. the downtown hub being utilized only for "city" lines)
- Even in the near-term, we recommend creating at least one frequent (10-15 min max.) and highly visible line that serves central San Marcos and becomes a face for the system. This line could even receive unique branding to demonstrate its importance

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3. Significant and inefficient overlap on University Lines and City Lines should be designed out

- Proposed Lines 2, 3, and 5 share considerable overlap with presently-termed University Express lines; University lines perpetuate "student shuttle service" versus integrating into a bus system for everyone
  - *This reinforces the problems presented today by separate systems - a fast, frequent front-door shuttle for students that just want to get to the University and a slow, infrequent subsistence bus system for those traveling anywhere other than the University*
  - *Front-door service for private student apartment complexes is unreasonable, inefficient, and likely a core issue preventing any efficiency improvements with this combined system in the proposed plan. It must be re-evaluated and instead lines provided within a reasonable 5 - 10 minute walk-shed*
- Lines should be better integrated to eliminate redundancy and improve service for all users

4. Investigate dividing and redesigning Line 5 to eliminate the redundant time spent looping I-35

- Time spent on I-35 and its access road is generally not productive time for intercity transit vehicles where there is frequently traffic, few stops, and safety concerns
- The portion of Line 5 that currently overlaps with the legacy university line could become one line servicing downtown, Hwy 123, and Wonder World Drive
- The southernmost portion of Line 5 servicing the outlet malls could be incorporated with the southernmost portion of Line 1 to create a separate line running off I-35 between Wonder World Dr. and Centerpoint, with augmented transfer stations to the northern/downtown-bound portions of Line 1 and Line 5

5. Overall, degraded frequency of service on city lines is unacceptable and must be addressed

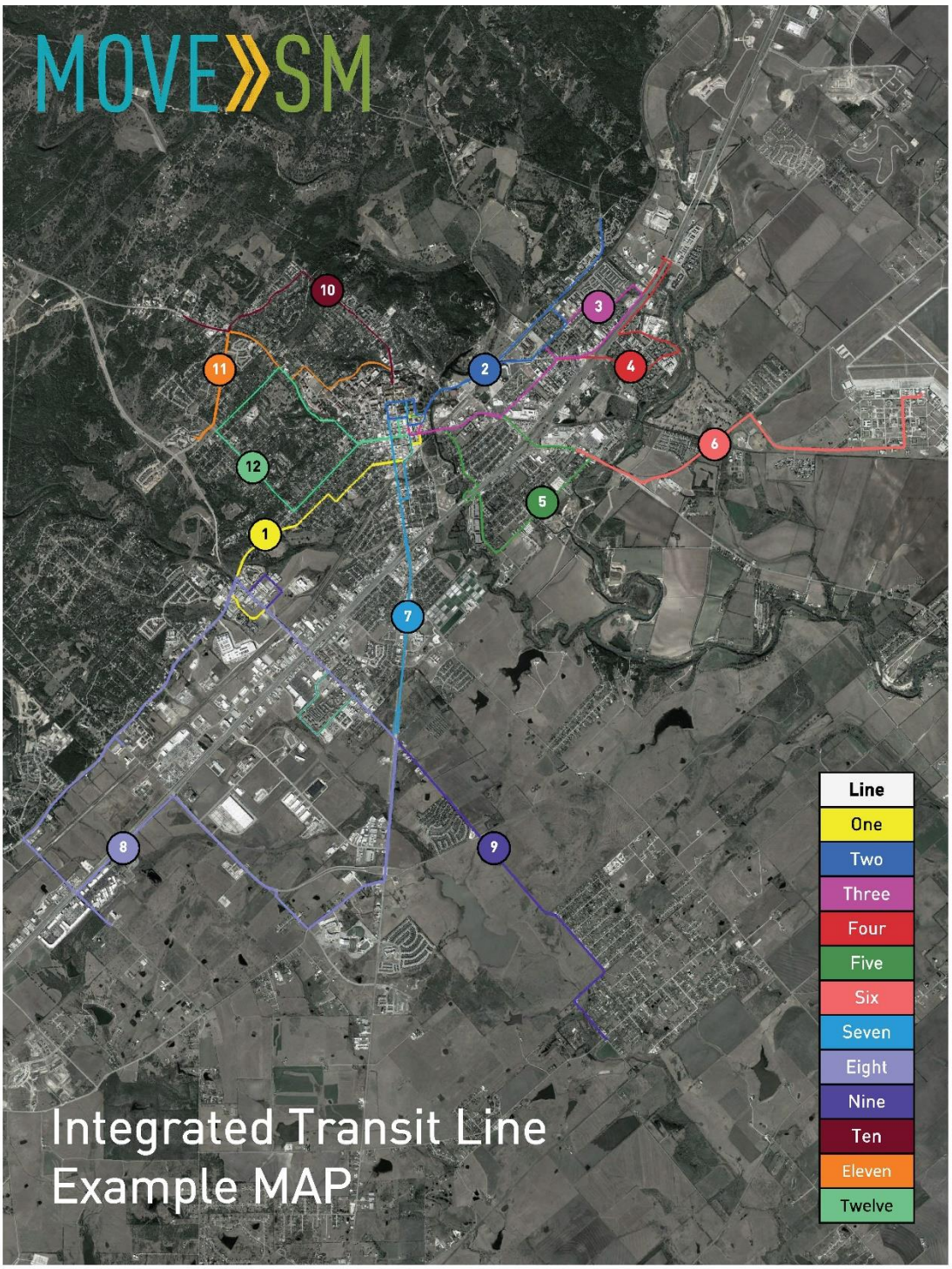
- Moving to less-frequent 60-minute service on most city lines is antithetical to increasing ridership and disregards the community survey responses received that placed more frequent service as the top request
- Recommend incorporating all or at least some of these suggestions to achieve better frequency and legibility
  - *A core benefit of a combined system is increased ridership unlocking external funding not presently available to either the City or University. Clearly, this integration will make new funds available. However, the City must begin reallocating some of its internal funds scheduled for roadways into capital and operational improvements for public transportation in order to make this effort a success and align with the goals of the Transportation Master Plan and City Council's long-term Sustainability efforts*

We recognize that change can take time, but this is a strategic visioning exercise. *The City and University must first design the system it wants to achieve together* and then work from that point backward to identify necessary intermediate steps required to arrive at the desired condition - not vice versa. The process thus far appears at risk of being subverted by an unwillingness to consider a future beyond present conditions.

As the Transit Master Plan is of utmost importance to MoveSM, we appreciate your work on this critical effort as well as your review of this feedback. Our group would value the opportunity to discuss these concerns in further detail in person with your team, so please let us know if we could arrange for a meeting during the month of February. We look forward to your response and again thank you for your time.

Sincerely,
The Collective Members of MoveSM

Attached:
MoveSM Integrated Transit Line Example - MAP
MoveSM Integrated Transit Line Example - Goal State Operating Schedule / Budget


MOVE SM
Integrated Transit Line
Example MAP
Line
One
Two
Three
Four
Five
Six
Seven
Eight
Nine
Ten
Eleven
Twelve
1
2
3
4
5
6
7
8
9
10
11
12

MOVE»SM

Integrated Transit Line Example - "Goal State" Operating Schedule I Budget

	MoveSMLine	Start	End	Most Similar in Draft	Round Trip (Miles)	Round Trip (Mins)	RT Time w/Stops	Buses	Frequency (min)	Start Time	End Time	Operating Hours/ Day	Daily Cost	Days/Wk	Weekly Cost	Annual Cost
Bus	One	DWTN	CTMC	1-Hunter	9	33	50	3	17min	7:00	22:00	15	3,825	5	19,125	994,500
	Two	TXST-S	Post Road	2-Post	6	21	32	3	llmin	7:00	22:00	15	3,825	5	19,125	994,500
	Three	TXST-S	Mill St	TX ST Express	6	26	39	3	13min	7:00	22:00	15	3,825	5	19,125	994,500
	Four	TXST-S	River Ridge	3-Uhland	8	28	42	3	14min	7:00	22:00	15	3,825	5	19,125	994,500
	Five	DWTN	River Road	4-Hopkins	5	17	26	z	13min	7:00	22:00	15	2,550	5	12,750	663,000
	Six	Walmart	Gary Job Corp	Not Served	4	9	14	0		0:00	0:00	-	-	5	-	-
	Seven	TXST-S	CTMC	5 - Guadalupe	8	26	39	3	13min	7:00	22:00	15	3,825	5	19,125	994,500
	Eight	County	Outlets	1 & 5	11	24	36	z	18min	7:00	22:00	15	2,550	5	12,750	663,000
	Nine	County	Redwood	6-Redwood	11	ZS	38	0		0:00	0:00	-	-	5	-	-
	Ten	TXST-N	Old RR 12	TX ST Express	5	16	24	z	12min	7:00	22:00	15	2,550	5	12,750	663,000
	Eleven	TXST-N	New RR 12	Not Served	6	17	26	z	13min	7:00	22:00	15	2,550	5	12,750	663,000
	Twelve	DWTN	S Bishop	Not Served	5	15	23	z	12min	7:00	22:00	15	2,550	5	12,750	663,000
							Total/Avg	25	14min				$ 31,875		$ 159,375	$ 8,2s1,soo

Key Assumptions	
Stop time add-factor	1.5
Operating Cost I Hour	$85

	MoveSM line	Start	End	Peak Hours	Add'l Buses	Frequency	Daily Cost	Days/Wk	Weekly Cost	Annual Cost
Peak	One	DWTN	CTMC				-	5	-	-
	Two	TXST-S	Post Road	6	z	7min	1,020	5	5,100	265,200
	Three	TXST-S	Mill St	6	z	8min	1,020	5	5,100	265,200
	Four	TXST-S	River Ridge	6	3	7min	1,530	5	7,650	397,800
	Five	DWTN	River Road				-	5	-	-
	Six	Walmart	Gary Job Corp	8	z	7min	1,360	5	6,800	353,600
	Seven	TXST-S	CTMC	6	z	8min	1,020	5	5,100	265,200
	Eight	County	Outlets				-	5	-	-
	Nine	County	Redwood	8	z	19min	1,360	5	6,800	353,600
	Ten	TXST-N	Old RR 12	6	z	6min	1,020	5	5,100	265,200
	Eleven	TXST-N	New RR 12	6	z	7min	1,020	5	5,100	265,200
	Twelve	DWTN	S Bishop				-	5	-	-
				Total/Avg	17	9min	$ 9,350		$ 46,1so	$ z,431,0001

	MoveSM line	Start	End	Wkend Buses	Days	Frequency	Cost/Wkend	Annual Cost
Weekend	One	DWTN	CTMC	1	z	SO min	2,550	132,600
	Two	TX5T-S	Post Road	1	z	32min	2,550	132,600
	Three	TXST-S	Mill St	1	z	39min	2,550	132,600
	Four	TXST-S	River Ridge	1	z	42min	2,550	132,600
	Five	DWTN	River Road	1	z	26min	2,550	132,600
	Six	Walmart	Gary Job Coq	1	z	14min	1,360	70,720
	Seven	TXST-S	CTMC	1	z	39min	2,550	132,600
	Eight	County	Outlets	1	z	36min	2,550	132,600
	Nine	County	Redwood	1	z	38min	1,360	70,720
	Ten	TXST-N	Old RR 12	1	z	24min	2,550	132,600
	Eleven	TXST-N	New RR 12	1	z	26min	2,550	132,600
	Twelve	DWTN	S Bishop	1	z	23min	2,550	132,600
					Total/Avg	32min	28,220	$ 1,4s1,440

Full System Cost 1Wfli4iiii&I

APPENDIX C

Bus Stop Accessibility Assessment

Stop ID	Stop Name	Action	Shelter	ADA Compliant	Investment Tier
N/A	San Marcos Station	Retain	Y	Y	0
10101	Wal-Mart	Retain	N	N	1
10102	HW-80 @ Goodwill	Retain	N	N	1
10103	Hopkins @ Library	Retain	Y	N	1
10104	Hopkins @ Chimy's	Retain	N	Y	0
10105	Hopkins @ Little HEB	Retain	Y	N	1
10106	Hopkins @ Blanco St.	Retain	N	N	1
10107	Hopkins @ Mitchell Ave.	Retain	N	N	1
10108	Hopkins @ Bishop St.	Retain	N	Y	0
10199	Hopkins @ Dixon St.	Retain	N	Y	0
10109	Hunter near WW intersection	Retain	N	Y	0
10110	Stagecoach Trl. @ USPS	Retain	N	N	1
10111	Stagecoach Trl. @ Stone Brook	Retain	N	N	1
10114	Wonder World @ Lowe's	Retain	N	N	1
10115	Leah @ SAM's	Retain	N	N	1
10116	Sadler @ Regent Care Center	Remove	N	Y	0
10117	Sadler @ Medical Plaza	Remove	N	N	0
10118	Wonder World @ Hospital	Retain	N	N	1
10119	Wonder World @ IBC Bank	Retain	N	N	1
10120	Stagecoach Trl. @ Wonder World	Retain	N	N	1
10122	Stagecoach @ Hays County Justice Center	Retain	N	N	1
10123	Wonder World @ Chevron	Retain	N	N	1
10124	Hopkins @ Elysian	Retain	Y	Y	0
10125	Hopkins @ Jacks Road House	Retain	?	N	1
10198	Hopkins @ San Antonio St.	Retain	Y	Y	0
10126	Hopkins @ Olive St.	Retain	?	N	1
10127	Hopkins @ Mitchell Ave.	Retain	N	N	2
10128	Hopkins @ Blanco St.	Retain	N	N	1
10129	Hopkins @ County Clean Laundry	Retain	N	N	1
10130	Hopkins @ Bank of America	Retain	N	N	1
10131	City Hall	Retain	N	Y	0
10132	HW-80 @ CVS	Retain	N	N	1

Stop ID	Stop Name	Action	Shelter	ADA Compliant	Investment Tier
10201	LBJ @ Garcia's	Retain	N	N	1
10202	LBJ @ Orthodontist's Office	Retain	N	Y	0
10203	Thorpe @ Gold's Gym	Retain	Y	Y	0
10204	Thorpe @ The Summit	Retain	Y	Y	0
10205	Thorpe @ Uptown Square	Retain	Y	Y	0
10206	Thorpe @ Palm Square	Retain	N	N	1
10207	Mill St. @ Boys and Girls Club	Retain	N	N	1
10208	Uhland Rd @ Old Mill Station	Retain	N	N	1
10209	Post Rd. @ Encino	Retain	N	Y	0
10210	Paintbrush Trl.	Retain	N	N	3
10211	Post Rd. @ The OutPost	Retain	N	N	1
10212	Post Rd. @ Elevation	Retain	Y	N	1
10213	Uhland @ Village Green	Retain	Y	N	2
10214	Mill St. across from Boys and Girls Club	Retain	N	N	1
10215	Mill St. @ Mill St. Park	Retain	N	N	1
10216	Eastwood @ Great Locations	Remove	N	N	0
10217	Thorpe @ Hot Spot Locators	Retain	N	N	1
10218	Thorpe across from The Summit	Retain	Y	Y	0
10219	Thorpe @ the Big HEB	Retain	Y	Y	0
10301	Aquarena @ Realitor	Retain	N	N	1
10302	Uhland @ Castlerock	Retain	N	Y	0
10303	Uhland across from the Hays County Jail	Retain	N	Y	0
10304	Aquarena @ The Lodge	Retain	Y	Y	0
10305	Aquarena @ Riverside Ranch	Retain	N	Y	0
10306	Aquarena @ Rehabilitation and health care	Retain	N	Y	0
10401	Guadalupe @ Allstate Insurance	Retain	N	N	1
10402	Guadalupe @ Wok and Roll	Retain	N	Y	0
10403	Cape @ Luciano Flores	Retain	N	N	3
10404	Sturgeon @ River Rd	Retain	N	N	2
10405	Sturgeon @ Mary Ln	Retain	N	N	1
10406	Sturgeon @ Housing Authority	Retain	N	N	1
10408	Linda @ Sundance	Retain	Y	Y	0

Stop ID	Stop Name	Action	Shelter	ADA Compliant	Investment Tier
10409	Linda @ The Nest	Retain	Y	Y	0
10410	Bugg @ Social Security	Retain	N	Y	0
10411	Bugg @ River Rd	Retain	N	N	1
10412	River @ Blanco River Duplex	Retain	Y	Y	0
10413	River @ Collision Specialist	Retain	N	N	1
10414	River @ Bugg	Retain	N	Y	0
10415	Bugg @ Clarewood	Retain	N	Y	2
10416	Linda @ Shell	Retain	N	N	1
10417	Linda @ Planet K	Retain	N	N	3
10419	Sturgeon @ Conway Park	Retain	N	N	1
10420	Sturgeon @ Mary Ln	Retain	N	N	1
10421	Sturgeon @ River Rd	Retain	N	N	1
10422	Cape @ UPS	Retain	N	N	3
10498	Cape @ 123	Retain	N	N	1
10423	Guadalupe @ Bridge	Retain	N	Y	0
10424	Guadalupe @ Auto Zone	Retain	N	N	2
10599	IH-35 Soth bound @ Plasma	Retain	N	N	2
10501	IH-35 Soth bound @ Texas Road House	Retain	N	N	1
10502	IH-35 South bound @ ATM	Retain	N	N	2
10503	Barnes @ Academy	Retain	N	N	1
10504	Barnes @ Target	Retain	N	Y	0
10597	Centerpoint @ Outlet mall	Retain	N	N	1
10506	IH-35 North boud @ Embassy	Remove	N	N	N
10596	Broadway @ Anita Reyes Park	Remove	N	N	
10509	Guadalupe @ Taco Bell	Remove	N	N	
10510	RR 12 @ Highcrest Aprtments	Remove	N	N	
10511	Craddock @ Apt. Complex	Remove	N	N	
10512	RR 12 @ The Retreat	Remove	Y	Y	
10513	Academy @ Parking Garage	Remove	N	Y	
10514	Guadalupe @ Great Clips	Remove	N	N	
10220	Guadalupe @ Roof top	Retain	N	N	1
10601	Parker @ Sunrise Village	Retain	Y	N	1

Stop ID	Stop Name	Action	Shelter	ADA Compliant	Investment Tier
10602	De Zavala @ Family Practice	Retain	N	N	1
10603	Redwood Market	Remove	N	Y	
10604	Crossover @ Mesquite	Remove	N	N	
10605	Redwood @ Redwood Baptist Church	Remove	N	N	
10606	De Zavala across from family practice	Retain	N	N	2
10607	Parker across from Sunrise Village	Retain	N	N	1
10702	Bishop @ Lutheran church	Remove	N	Y	
10703	Bishop @ Hazelton	Remove	N	N	
10704	Bishop @ Scheib Center	Remove	N	N	
10705	Craddock @ Bishop	Remove	N		
10706	Bishop @ Earle	Remove	N	N	
10707	Bishop @ Hazelton	Remove	N	N	
10709	Bishop @ Belvin	Remove	N	N	
10799	MLK @ Mitchell	Remove	N	N	
10711	MLK @ Dunbar	Remove	Y		
10712	MLK @ Community Health Center	Remove	N	N	
10708	Bishop @ Hillyer	Remove	N	N	
N/A	Staples Rd & Laredo St NB	Install			1
N/A	Staples Rd & Laredo St SB	Install			2
N/A	Broadway @ Owen Goodnight Middle School EB	Install			0
N/A	Broadway @ Owen Goodnight Middle School WB	Install			0
N/A	Guadalupe St & De Zavala Dr	Install			3
N/A	Wonder World Dr & Sadler Dr WB	Install			0
N/A	Wonder World Dr & Sadler Dr EB	Install			1
N/A	Hays Co Civic Center Rd @ National Guard	Install			0
N/A	Leah Ave @ Amazon	Install			1
N/A	McCarty Ln @ Embassy Suites	Install			3
N/A	Centerpoint @ Outlet mall SB	Install			1
N/A	Dutton Dr & Purgatory Creek	Install			1
N/A	Hunter Rd & Stagecoach Trail	Install			1
N/A	Hunter @ HEB NB	Install			3
N/A	Hunter @ HEB SB	Install			1

Stop ID	Stop Name	Action	Shelter	ADA Compliant	Investment Tier
N/A	Hunter @ Mariposa	Install			0
N/A	Reimer Ave & Hunter Rd	Install			2
N/A	Reimer Ave @ WIC	Install			1
N/A	LBJ & San Antonio	Install			3
N/A	Lamar School	Install			0

San Marcos Transit Plan

City Council

***September 15*, 2020**

Photo credit: Stacy Rickard

Vision

Determine the best approach to coordinating San Marcos Transit and Texas State University Bobcat Shuttle.

SANMARCOS

TEXAS STATE UNIVERSITY®

Process

- Community Engagement
  - Eight Public Meetings
  - Two Multimodal Committee meetings
  - Online surveys
- Bi-weekly Project Team Meeting
- Collaboration with Regional Partners
  - Texas State University
  - Texas Department of Transportation

Outcomes

- Transit improvement roadmap
- Phased approach for capital and operating recommendations
- Reimagined fixed route system
  - Focus on Downtown & University connectivity
  - Frequency improvements
  - New destinations such as the Village and Amazon

Stakeholder Acknowledgements

- Community Meeting Participants
- Community Stakeholders
- City Council & University Board of Regents

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Agency Acknowledgements

- Nelson-Nygaard Consulting
- Texas State University
- Capital Area Rural Transportation System
- Texas Department of Transportation – Public Transportation Division

File #: Res. 2020-193R, **Version:** 1

AGENDA CAPTION:
Consider approval of Resolution 2020-193R, approving a Public Transit System Interlocal Agreement with the Capital Area Rural Transportation System ("CARTS") for CARTS to provide transit services on behalf of the City in the San Marcos urbanized area, with a funding amount by the City not to exceed $2,490,359.00; authorizing the City Manager, or his designee, to execute the agreement on behalf of the City; and declaring effective date.
Meeting date: September 15, 2020

Department: General Services

Amount & Source of Funding
Funds Required: $2,490,359.00
Account Number: 23006345-52450
Funds Available: $2,490,359.00
Account Name: Transit Local City Route

Fiscal Note:

Prior Council Action: Approval of Public Transit System Interlocal Agreement for fiscal year 2020

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

Multi Modal Transportation

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 - Multimodal transportaion network to improve accessibility and mobility, minimize congestion and reduce pollution

☐ Core Services

☐ Not Applicable

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

Choose an item.

Background Information:

- This Interlocal Agreement with Capital Area Rural Transportation System (CARTS) covers the provision of transit services to the San Marcos urbanized area from October 1, 2020 to September 30, 2021
- The services CARTS will provide under this Interlocal Agreement include; operating the transit services, maintaining the transit facilities and equipment, fare collection, providing customer service, and collection of operational data
- The funding amount for the period of the agreement is not to exceed $2,490,359.00. Funding for this period is C.A.R.E.S. Act transit funds reimbursable at 100% Federal share
- ATTACHMENTS:
    - Public Transit Interlocal Agreement FY2021
    - Attachment 1 - THE BUS: Schedule / Stops & Info
    - Attachment 2 - San Marcos Urbanized Area - Transit Map
    - Attachment 3 - Scope of Services
    - Attachment 4 - Schedule of Fees and Payments

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends the City approve the Interlocal Agreement with CARTS

RESOLUTION NO. 2020- R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS APPROVING A PUBLIC TRANSIT SYSTEM INTERLOCAL AGREEMENT WITH THE CAPITAL AREA RURAL TRANSPORTATION SYSTEM ("CARTS") FOR CARTS TO PROVIDE TRANSIT SERVICES ON BEHALF OF THE CITY IN THE SAN MARCOS URBANIZED AREA, WITH A FUNDING AMOUNT BY THE CITY NOT TO EXCEED $2,490,359.00; AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY; AND DECLARING EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

PART 1. The attached Public Transit System Interlocal Agreement (the "Agreement") with the Capital Area Rural Transportation System ("CARTS") is approved.

PART 2. The City's funding for activities under the Agreement in an amount not to exceed $2,490,359.00 is approved.

PART 3. The City Manager, or his designee, is authorized to execute the Agreement on behalf of the City.

PART 4. This resolution shall be in full force and effect immediately from and after its passage.

ADOPTED on September 15, 2020.

Jane Hughson
Mayor

Attest:

Tammy K. Cook
Interim City Clerk

PUBLIC TRANSIT SYSTEM INTERLOCAL AGREEMENT

1. Parties & Purpose

a. Parties. This Public Transit System Interlocal Agreement ("Agreement") is made and entered into by and between the Capital Area Rural Transportation System, a public transportation organization organized under Chapter 458 of the Texas Transportation Code as a political subdivision of the State, ("CARTS"), and the City of San Marcos, Texas, the principal city of the San Marcos Urbanized Area (hereafter defined) and a Texas municipal corporation (the "City"), a Texas Department of Transportation (TxDOT) authorized direct recipient of Urbanized Area Formula Program (Federal Transit Administration Section 5307) funding and an urban transit district created under Chapter 458 of the Texas Transportation Code effective as of October 1, 2019.

b. Purpose. This Agreement is authorized and governed by the provisions of the Interlocal Cooperation Act, Texas Government Code, Chapter 791, specifically Section 791.011 regarding contracts to perform governmental functions and services. As used in this Agreement, the term "San Marcos Urbanized Area" shall mean the geographic area depicted on the map attached hereto as Attachment 2 and made a part hereof. On August 22, 2018 the City Council of San Marcos declared through resolution the intent to become the Direct Recipient of Urbanized Area Formula Program (Federal Transit Administration Section 5307) funds for the San Marcos urbanized area with the effective date of October 1, 2019. CARTS has demonstrated experience operating and managing public transit systems. By this Agreement, the City, as a Direct Recipient, seeks to engage the services of CARTS to assist in operating and maintaining the transit services for the San Marcos Urbanized Area.

2. Term

The term of this Agreement will commence October 1, 2020 and will end September 30, 2021. CARTS' performance under this Agreement will be contingent upon the continued receipt of state and federal funding to operate the System. Contract extensions may be undertaken in one-year increments upon written agreement by both parties.

3. Transit System Services

CARTS shall operate and maintain a public transit system (the "System") within the San Marcos Urbanized Area in accordance with this Agreement and all federal requirements applicable to the City as a direct recipient of FTA Section 5307 funds and an FTA grantee or sub-grantee of Enhanced Mobility of Seniors and Individuals with Disabilities Program (FTA Section 5310) and Bus and Bus Facilities Program (FTA Section 5339) funds. In addition to the requirements and responsibilities identified in FTA Circular 9030.1E, Urbanized Area Formula Program, dated January 16, 2014, the City shall be responsible for establishing a program of projects including public participation, programming projects in the Metropolitan Transportation Plan (MTP), Transportation Improvement Program (TIP) and Unified Planning Work Program (UPWP) and establishing a policy or implementing major service reduction including public participation. CARTS and City staff will coordinate the transfer of roles and

responsibilities during the transition from CARTS to the City, as the authorized direct recipient for the San Marcos Urbanized Area.

The System services shall include fixed route bus service with complementary Americans with Disabilities Act (ADA) paratransit service as specified in Attachment 3.

In consultation with CARTS, the City shall adhere to the existing Comprehensive Public Transit Plan, the Finance and Implementation Strategy, the Title VI of the Civil Rights Act of 1964 Program, the Disadvantaged Business Enterprise (DBE) Program and the Complementary ADA Paratransit Plan for FY 2021 in accordance with all federal requirements applicable to the City as a direct recipient of FTA Section 5307 funds and an FTA grantee or sub-grantee of FTA Section 5310 and FTA Section 5339 funds. In addition, CARTS will participate in an advisory capacity reviewing plans for development projects, which may increase transit use, and meetings with Texas State University to coordinate ongoing operations between the System and the Bobcat Shuttle. CARTS will assist the City with federal reporting requirements by supplying operating and maintenance data. CARTS will continue to foster a culture of safety in accordance with the CARTS policies contained within the Public Transportation Agency Safety Plan as adopted on July 20, 2020.

4. Funding for Services

a. Payments by the City. For services provided under this Interlocal Agreement, CARTS shall be paid the service cost per hour stipulated in Attachment 4, attached and incorporated herein for all purposes. For any contract extensions, CARTS and the City may agree to change the service cost per hour to be paid to CARTS for its services provided hereunder. Any such changes shall be memorialized in writing.

b. Annual Budget. CARTS, in consultation with designated City staff, will participate in the City's annual budget process relating to the System services contemplated under this Agreement. CARTS will provide City staff with a Service Cost Per Hour, excluding capital, proposal on or before June 15, 2021 for FY 2022 fiscal planning purposes.

c. Prompt Payment. In accordance with Chapter 2251, Texas Government Code except as provided in Section 2251.002, payment to CARTS will be made within thirty (30) days of the date the performance of the services under this Agreement are completed or the date City receives a correct invoice for the goods or services, whichever is later. CARTS may charge interest on an overdue payment at the "rate in effect" on September 1 of the fiscal year in which the payment becomes overdue, in accordance with Texas Government Code, Section 2251.025(b).

d. Financial Records. The City shall maintain complete and accurate financial records regarding the use of the funds to support urbanized area planning and operations in accordance with FTA Circular 5010.1E, Grant Management Requirements, dated July 16, 2018. CARTS shall similarly maintain such complete and accurate records as may be necessary for the City to comply with its federal funding and audit requirements.

5. Routes & Schedules

The System will use the fixed routes and the fixed route schedules described on Attachment 1, hereof. The complementary ADA paratransit service shall extend a minimum of three-quarters (3/4) of a mile from the fixed route service. Any recommendation for major service reduction that is consistent with Federal requirements shall be open for consideration by the City Council. CARTS shall comply with the City's policy for implementing any major service reduction and will assist City staff in identifying potential service modifications. Declaration of Disaster in the State of Texas or the County of Hays may constitute conditions in which modification to transit services are required for public health. The City and CARTS will agree to implement any such changes in writing.

It is recognized that it is the goal of the City and CARTS to move as many demand response customers as is practicable to fixed route service.

6. Fares

The City shall recommend a fare policy for consideration by the City Council. In providing services under this Agreement CARTS shall comply with the City's established fare policy.

7. Vehicles

CARTS will use vehicles identified, procured and assigned for the San Marcos Urbanized program. Such vehicles shall be maintained in good working order and in a clean and sanitary condition.

CARTS may use other non-conforming buses or vehicles in providing System services only in a temporary back-up capacity when the other vehicles are unavailable due to repair or maintenance requirements.

8. Shelters, Signage & Transfer Center

CARTS shall continue to operate its Multi-Modal Bus Terminal within the City that serves as a centralized hub for the Urban Fixed Route Service, as well as, CARTS Regional Services. The City has a network of shelters and bus stops for the System. The City may change, add and/or delete bus stops or shelter locations as necessary to meet route changes and/or service requirements in the operation of the System. The City will consult with CARTS and provide prompt notification to CARTS of any such changes.

The City will provide equipment, labor and materials necessary for the installation and maintenance of transit system signage, shelters, trash cans and benches at City expense. The City will be responsible for providing signs, poles, shelters, trash cans or benches at City expense.

9. System & Program Administration

The City is solely responsible for the administration of the System and the Urbanized Area Formula Program for San Marcos Urbanized Area including compliance with FTA Circulars 9030.1E and 5010.1E including Certifications and Assurances, Master Agreement, Transit Award Management System (TrAMS), Electronic Clearing House Operation (ECHO) and National Transit Database (NTD). CARTS will assist the City in collation and usage of operational data.

10. Customer Service

a. Customer Service Ride Line. CARTS shall maintain, for the City, a customer service ride line using local or toll free telephone numbers staffed with one or more live operators during regular hours of service for the receipt of System related inquiries, complaints or other communications. In addition, CARTS will provide for voice mail receipt of after-hours System related inquiries, complaints or communications. CARTS shall post notice of such telephone numbers in conspicuous locations within its facilities in the City and within any buses or trolleys operating in the System. CARTS shall respond promptly and courteously to, investigate and, using good faith efforts, attempt to resolve all complaints, inquiries and communications it receives. CARTS will assist the City in transitioning this function to the purview of the City.

b. Complaint Reports. CARTS shall keep a record of the dates and times complaints are received and the dates and times the complaints are resolved by CARTS (or if not resolved, the good faith efforts used to attempt to resolve the complaint) and provide such record to the City Manager on a quarterly basis during the term of the Agreement. CARTS will assist the City in transitioning this function to the purview of the City.

11. Performance Reports

CARTS shall collect and share data covering CARTS' operation of the System during the preceding month, the content and format of which will be mutually agreed upon by CARTS and the City.

12. Audit

CARTS agrees to maintain accounts and records for all costs of operation of the System separate from all rural operations. Such records will be made available by CARTS to the City for inspection during normal business hours upon reasonable notice.

13. Waiver of Franchise Fees

The City, as part of its consideration for this Agreement, waives any franchise fees it is authorized to impose upon CARTS, as the City's contracted agent, for the operation of the System upon the public streets of the City.

14. Insurance

CARTS agrees to maintain in full force and effect all forms of insurance required by applicable local, state and federal regulatory authorities in at least the minimum amounts prescribed by those authorities. CARTS shall furnish written certificates of such coverage to the City annually. The City shall be named as an additional insured under all policies for such required insurance. The limits of any such insurance shall not limit the obligation of CARTS under Section 15 below.

15. Indemnity

To the extent allowed by law, a Party will defend, indemnify, and hold harmless the other Party for all claims and damages arising from the alleged acts or omissions of the Party's employees or contractors. However, nothing in this Agreement shall require a Party to establish an interest and sinking fund in connection with its indemnity obligations hereunder.

16. Governing Law & Venue

This Agreement shall be governed by the laws of the State of Texas, and mandatory venue for any legal dispute under this Agreement is in the State court in Hays County, Texas having jurisdiction over the dispute.

17. Notices

Notices and approvals under this agreement are to be delivered personally, mailed by certified mail, or transmitted by confirmed facsimile to the recipient at the following addresses:

CARTS:	City of San Marcos:
General Manager	City Manager
5300 Tucker Hill Lane	630 E. Hopkins
Cedar Creek, TX 78612	San Marcos, TX 78666
Fax (512) 478-1110	Fax (512) 396-4656

Each party will notify the other of any changes in this address information.

18. Termination

Either party may declare a default under this Agreement if the other party fails to comply with any of the terms of this Agreement. If one party determines that the other party is in default of this Agreement, the non-defaulting party will notify the defaulting party in writing of such default, and if the default is not cured within 30 calendar days from the date of the notice,

then the non- defaulting party may terminate this Agreement upon written notice. Either party may exercise its remedies for default in conjunction with one another or separately, and together with any other statutory or common law remedies available to such party. Any failure by the non-defaulting party to enforce this Agreement with respect to one or more defaults by the defaulting party will not waive the non-defaulting party's ability to enforce the Agreement after that time.

The City may terminate this Agreement for any reason by providing six months' advance written notice of termination to CARTS. If the City terminates for any reason other than a default by CARTS, CARTS shall be entitled to receive payments for services performed in operating and maintaining the System and winding down through the termination date stated in the notice. CARTS may terminate this Agreement for any reason by providing six months' advance written notice of termination to the City. CARTS shall be entitled to receive payments for expenses reasonably incurred in operating the System and winding down through the termination date stated in the notice.

19. Dispute Resolution

a. Notice & Conferences. If a party believes that the other has not met, or is not meeting, an obligation under this Agreement, the party will contact the other's contact person listed in Section 17 to discuss the issue. If discussions do not resolve the issue, then the party will notify the other in writing of the complaint with reasonable detail to permit the other party to address the issue. The other party will then have a reasonable time—ordinarily not to exceed 30 calendar days—to address and improve its performance.

If these discussions do not resolve an issue, then the City and CARTS shall select designees to meet in person to discuss and try to resolve any issue. This process should take no more than five business days, unless the parties agree otherwise. By enacting and adopting this Agreement, the City and CARTS authorize said designees to resolve such issues without separate contemporaneous approval, so long as they do not materially increase the obligations assumed by their respective principals in this Agreement's express terms.

If these efforts don't resolve the issue, then the parties on each side of a dispute may write a letter to the others' governing body. Each party will circulate the other's letter to its governing board.

b. Prerequisites to a Lawsuit or Other Proceeding. The parties recognize that each are bound to the Texas Open Meetings Act and other regulations which may, in some cases, result in delays in the parties' respective designees securing authority necessary to resolve a dispute. No party may file a claim or lawsuit in any forum before the parties are finished using the above procedures, have had an opportunity to deliberate on the matter at a properly noticed meeting of its governing body, and the parties have participated in mediation with a mediator qualified and experienced in public-safety contracts of this or a similar nature. A court or other

authority may stay a proceeding or dismiss a claim pending the parties' use of these procedures—except that a party may ask the court or authority to appoint a mediator if the parties cannot agree on one.

c. Emergency Exception. As an exception, party may file a petition and an application for a temporary restraining order, preliminary injunction, declaration, or similar equitable relief in the event of an emergency and to continue or restore the status quo that existed prior to the dispute.

20. Miscellaneous

a. Compliance with Laws. In carrying out is obligations under this Agreement, the Parties shall comply with all applicable state, federal and local transportation, safety and other laws, rules, regulations.

b. Entire Agreement. This Agreement is the entire agreement of the parties on this subject matter, and may be amended only by a written document executed by the authorized representatives of the parties.

c. Severability. If any part of this Agreement is determined to be invalid by a court or regulatory authority of competent jurisdiction, the rest of the agreement remains in effect unless contrary to the manifest intent of the parties.

d. Assignment. Neither party may assign its rights or obligations under this Agreement without the written consent of the other party.

e. Current Revenues. The parties to this Agreement expressly acknowledge and agree that all monies paid pursuant to this Agreement shall be paid from current lawfully appropriated revenues available to the paying party.

f. No Co-Employers. The parties are not agreeing to act as co-employers of any persons by virtue of this Agreement alone. Likewise, the parties are not entering a joint-venture or agency relationship by virtue of this Agreement alone.

g. No Personal Liability, No Waiver of Immunity, No Non-Party Beneficiaries. This Agreement does not create any form of personal liability on the part of any official, officer, employee, or agent who is an individual. Each party will not sue or try to hold an official, officer, employee, or individual agent of the other party personally liable for any personal injuries or property damage. The parties do not waive any form of immunity by signing this Agreement. If a person, who is not a party to this Agreement, files or asserts a claim against one or both of the parties to this Agreement, then the parties will assert and pursue all immunity and other defenses against the claim. In addition, however, each party may pursue its third-party practice rights against other party in the context of a claim by person who is not a party to this Agreement. The parties do not intend to create a claim or right for, or in favor of, a person or entity who is

not a party to this Agreement.

h. Authorized Signatories. The undersigned officers of the parties hereto have been duly authorized by appropriate legislative action of their respective governing bodies to execute this Agreement and bind the represented party to the terms hereof

EXECUTED and to be Effective as of the 1st day of October, 2020.

CAPITAL AREA RURAL TRANSPORTATION SYSTEM:

by: _____
David L. Marsh, General Manager

CITY OF SAN MARCOS:

by: _____
Bert Lumbreras, City Manager

ATTEST:

by: _____
Tammy Cook, Interim City Clerk

ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3

ATTACHMENT 4

SCHEDULES

THE BUS

ROUTE 1 HOPKINS/WONDER WORLD (CROSSTOWN)

Westbound																										
River & SH 80 (Walmart)	7:00a	7:30a	8:00a	8:30a	9:00a	9:30a	10:00a	10:30a	11:00a	11:30a	12:00p	12:30p	1:00p	1:30p	2:00p	2:30p	3:00p	3:30p	4:00p	4:30p	5:00p	5:30p	6:00p	6:30p	7:00p	7:30p
Hopkins & LBJ	7:10a	7:40a	8:10a	8:40a	9:10a	9:40a	10:10a	10:40a	11:10a	11:40a	12:10p	12:40p	1:10p	1:40p	2:10p	2:40p	3:10p	3:40p	4:10p	4:40p	5:10p	5:40p	6:10p	6:40p	7:10p	7:40p
Hopkins & Thorpe (HEB)	7:13a	7:43a	8:13a	8:43a	9:13a	9:43a	10:13a	10:43a	11:13a	11:43a	12:13p	12:43p	1:13p	1:43p	2:13p	2:43p	3:13p	3:43p	4:13p	4:43p	5:13p	5:43p	6:13p	6:43p	7:13p	7:43p
Wonder World & Hunter	7:18a	7:48a	8:18a	8:48a	9:18a	9:48a	10:18a	10:48a	11:18a	11:48a	12:18p	12:48p	1:18p	1:48p	2:18p	2:48p	3:18p	3:48p	4:18p	4:48p	5:18p	5:48p	6:18p	6:48p	7:18p	7:48p
Leah & Cottonwood (Sam's Club)	7:28a	7:58a	8:28a	8:58a	9:28a	9:58a	10:28a	10:58a	11:28a	11:58a	12:28p	12:58p	1:28p	1:58p	2:28p	2:58p	3:28p	3:58p	4:28p	4:58p	5:28p	5:58p	6:28p	6:58p	7:28p	7:58p
Eastbound																										
Leah & Cottonwood (Sam's Club)	7:00a	7:30a	8:00a	8:30a	9:00a	9:30a	10:00a	10:30a	11:00a	11:30a	12:00p	12:30p	1:00p	1:30p	2:00p	2:30p	3:00p	3:30p	4:00p	4:30p	5:00p	5:30p	6:00p	6:30p	7:00p	7:30p
CTMC	7:03a	7:33a	8:03a	8:33a	9:03a	9:33a	10:03a	10:33a	11:03a	11:33a	12:03p	12:33p	1:03p	1:33p	2:03p	2:33p	3:03p	3:33p	4:03p	4:33p	5:03p	5:33p	6:03p	6:33p	7:03p	7:33p
Wonder World & Hunter	7:10a	7:40a	8:10a	8:40a	9:10a	9:40a	10:10a	10:40a	11:10a	11:40a	12:10p	12:40p	1:10p	1:40p	2:10p	2:40p	3:10p	3:40p	4:10p	4:40p	5:10p	5:40p	6:10p	6:40p	7:10p	7:40p
Hopkins & Guadalupe	7:15a	7:45a	8:15a	8:45a	9:15a	9:45a	10:15a	10:45a	11:15a	11:45a	12:15p	12:45p	1:15p	1:45p	2:15p	2:45p	3:15p	3:45p	4:15p	4:45p	5:15p	5:45p	6:15p	6:45p	7:15p	7:45p
Hopkins & Thorpe (HEB)	7:18a	7:48a	8:18a	8:48a	9:18a	9:48a	10:18a	10:48a	11:18a	11:48a	12:18p	12:48p	1:18p	1:48p	2:18p	2:48p	3:18p	3:48p	4:18p	4:48p	5:18p	5:48p	6:18p	6:48p	7:18p	7:48p
River & SH 80 (Walmart)	7:28a	7:58a	8:28a	8:58a	9:28a	9:58a	10:28a	10:58a	11:28a	11:58a	12:28p	12:58p	1:28p	1:58p	2:28p	2:58p	3:28p	3:58p	4:28p	4:58p	5:28p	5:58p	6:28p	6:58p	7:28p	7:58p

ROUTE 2 POST

Northbound				Southbound			
San Marcos Station	Thorpe & SH 80 (HEB)	Uhland & Post	Paintbrush & Post	Paintbrush & Post	Uhland & Post	Thorpe & SH 80 (HEB)	San Marcos Station
7:00a	7:05a	7:08a	7:12a	7:14a	7:18a	7:21a	7:27a
8:00a	8:05a	8:08a	8:12a	8:14a	8:18a	8:21a	8:27a
9:00a	9:05a	9:08a	9:12a	9:14a	9:18a	9:21a	9:27a
10:00a	10:05a	10:08a	10:12a	10:14a	10:18a	10:21a	10:27a
11:00a	11:05a	11:08a	11:12a	11:14a	11:18a	11:21a	11:27a
12:00p	12:05p	12:08p	12:12p	12:14p	12:18p	12:21p	12:27p
1:00p	1:05p	1:08p	1:12p	1:14p	1:18p	1:21p	1:27p
2:00p	2:05p	2:08p	2:12p	2:14p	2:18p	2:21p	2:27p
3:00p	3:05p	3:08p	3:12p	3:14p	3:18p	3:21p	3:27p
4:00p	4:05p	4:08p	4:12p	4:14p	4:18p	4:21p	4:27p
5:00p	5:05p	5:08p	5:12p	5:14p	5:18p	5:21p	5:27p
6:00p	6:05p	6:08p	6:12p	6:14p	6:18p	6:21p	6:27p
7:00p	7:05p	7:08p	7:12p	7:14p	7:18p	7:21p	7:27p

ROUTE 3 UHLAND

Northbound			Southbound		
San Marcos Station	Thorpe & SH 80 (HEB)	IH 35 & Uhland	IH 35 & Uhland	Thorpe & SH 80 (HEB)	San Marcos Station
7:30a	7:35a	7:42a	7:44a	7:51a	7:57a
8:30a	8:35a	8:42a	8:44a	8:51a	8:57a
9:30a	9:35a	9:42a	9:44a	9:51a	9:57a
10:30a	10:35a	10:42a	10:44a	10:51a	10:57a
11:30a	11:35a	11:42a	11:44a	11:51a	11:57a
12:30p	12:35p	12:42p	12:44p	12:51p	12:57p
1:30p	1:35p	1:42p	1:44p	1:51p	1:57p
2:30p	2:35p	2:42p	2:44p	2:51p	2:57p
3:30p	3:35p	3:42p	3:44p	3:51p	3:57p
4:30p	4:35p	4:42p	4:44p	4:51p	4:57p
5:30p	5:35p	5:42p	5:44p	5:51p	5:57p
6:30p	6:35p	6:42p	6:44p	6:51p	6:57p
7:30p	7:35p	7:42p	7:44p	7:51p	7:57p

MON - FRI 7am to 8pm

SMTXTHEBUS.COM

ROUTE 4 CONWAY/LINDA

Eastbound				Westbound			
San Marcos Station	Conway Park	Bugg & Clarewood	River & SH 80 (Walmart)	River & SH 80 (Walmart)	Bugg & Clarewood	Conway Park	San Marcos Station
7:00a	7:07a	7:10a	7:14a	7:15a	7:19a	7:22a	7:28a
7:30a	7:37a	7:40a	7:44a	7:45a	7:49a	7:52a	7:58a
8:00a	8:07a	8:10a	8:14a	8:15a	8:19a	8:22a	8:28a
8:30a	8:37a	8:40a	8:44a	8:45a	8:49a	8:52a	8:58a
9:00a	9:07a	9:10a	9:14a	9:15a	9:19a	9:22a	9:28a
9:30a	9:37a	9:40a	9:44a	9:45a	9:49a	9:52a	9:58a
10:00a	10:07a	10:10a	10:14a	10:15a	10:19a	10:22a	10:28a
10:30a	10:37a	10:40a	10:44a	10:45a	10:49a	10:52a	10:58a
11:00a	11:07a	11:10a	11:14a	11:15a	11:19a	11:22a	11:28a
11:30a	11:37a	11:40a	11:44a	11:45a	11:49a	11:52a	11:58a
12:00p	12:07p	12:10p	12:14p	12:15p	12:19p	12:22p	12:28p
12:30p	12:37p	12:40p	12:44p	12:45p	12:49p	12:52p	12:58p
1:00p	1:07p	1:10p	1:14p	1:15p	1:19p	1:22p	1:28p
1:30p	1:37p	1:40p	1:44p	1:45p	1:49p	1:52p	1:58p
2:00p	2:07p	2:10p	2:14p	2:15p	2:19p	2:22p	2:28p
2:30p	2:37p	2:40p	2:44p	2:45p	2:49p	2:52p	2:58p
3:00p	3:07p	3:10p	3:14p	3:15p	3:19p	3:22p	3:28p
3:30p	3:37p	3:40p	3:44p	3:45p	3:49p	3:52p	3:58p
4:00p	4:07p	4:10p	4:14p	4:15p	4:19p	4:22p	4:28p
4:30p	4:37p	4:40p	4:44p	4:45p	4:49p	4:52p	4:58p
5:00p	5:07p	5:10p	5:14p	5:15p	5:19p	5:22p	5:28p
5:30p	5:37p	5:40p	5:44p	5:45p	5:49p	5:52p	5:58p
6:00p	6:07p	6:10p	6:14p	6:15p	6:19p	6:22p	6:28p
6:30p	6:37p	6:40p	6:44p	6:45p	6:49p	6:52p	6:58p
7:00p	7:07p	7:10p	7:14p	7:15p	7:19p	7:22p	7:28p
7:30p	7:37p	7:40p	7:44p	7:45p	7:49p	7:52p	7:58p

ROUTE 5 OUTLETS/UNIVERSITY

Northbound						Southbound						
Tanger Outlet Mall (Depart)	San Marcos Conference Center	LBJ & Cheatham	Woods & Guadalupe	Highcrest Apartments	Craddock & Ladybird	Craddock & Ladybird	Academy at Speck's Garage	Woods & Guadalupe	San Marcos Station (Arrive)	San Marcos Station (Depart)	Barnes Dr. (Target)	Tanger Outlet Mall (Arrive)
7:17a	7:20a	7:27a	7:32a	7:39a	7:42a	7:44a	7:48a	7:52a	7:57a	7:00a	7:09a	7:15a
8:17a	8:20a	8:27a	8:32a	8:39a	8:42a	8:44a	8:48a	8:52a	8:57a	8:00a	8:09a	8:15a
9:17a	9:20a	9:27a	9:32a	9:39a	9:42a	9:44a	9:48a	9:52a	9:57a	9:00a	9:09a	9:15a
10:17a	10:20a	10:27a	10:32a	10:39a	10:42a	10:44a	10:48a	10:52a	10:57a	10:00a	10:09a	10:15a
11:17a	11:20a	11:27a	11:32a	11:39a	11:42a	11:44a	11:48a	11:52a	11:57a	11:00a	11:09a	11:15a
12:17p	12:20p	12:27p	12:32p	12:39p	12:42p	12:44p	12:48p	12:52p	12:57p	12:00p	12:09p	12:15p
1:17p	1:20p	1:27p	1:32p	1:39p	1:42p	1:44p	1:48p	1:52p	1:57p	1:00p	1:09p	1:15p
2:17p	2:20p	2:27p	2:32p	2:39p	2:42p	2:44p	2:48p	2:52p	2:57p	2:00p	2:09p	2:15p
3:17p	3:20p	3:27p	3:32p	3:39p	3:42p	3:44p	3:48p	3:52p	3:57p	3:00p	3:09p	3:15p
4:17p	4:20p	4:27p	4:32p	4:39p	4:42p	4:44p	4:48p	4:52p	4:57p	4:00p	4:09p	4:15p
5:17p	5:20p	5:27p	5:32p	5:39p	5:42p	5:44p	5:48p	5:52p	5:57p	5:00p	5:09p	5:15p
6:17p	6:20p	6:27p	6:32p	6:39p	6:42p	6:44p	6:48p	6:52p	6:57p	6:00p	6:09p	6:15p
7:17p	7:20p	7:27p	7:32p	7:39p	7:42p	7:44p	7:48p	7:52p	7:57p	7:00p	7:09p	7:15p

ROUTE 6 GUADALUPE/REDWOOD

Northbound			Southbound		
Guadalupe Meat Mkt.	Sunrise Village	San Marcos Station	San Marcos Station	Sunrise Village	Guadalupe Meat Mkt.
7:14a	7:24a	7:30a	7:00a	7:04a	7:14a
8:14a	8:24a	8:30a	8:00a	8:04a	8:14a
11:14a	11:24a	11:30a	11:00a	11:04a	11:14a
3:14p	3:24p	3:30p	3:00p	3:04p	3:14p
4:14p	4:24p	4:30p	4:00p	4:04p	4:14p

ROUTE 7 BISHOP

Northbound			Southbound		
Craddock & Bishop	MLK & Mitchell	San Marcos Station	San Marcos Station	San Antonio & Wilson	Craddock & Bishop
7:45a	7:51a	7:57a	7:30a	7:37a	7:45a
8:45a	8:51a	8:57a	8:30a	8:37a	8:45a
11:45a	11:51a	11:57a	11:30a	11:37a	11:45a
3:45p	3:51p	3:57p	3:30p	3:37p	3:45p
4:45p	4:51p	4:57p	4:30p	4:37p	4:45p

The CARTS District

For More Information
512/805 RIDE (7433)
SMTXTHEBUS.com

STOPS & INFO

1517 GOLD ROUTE - INTERURBAN COACH EXPRESS

Northbound			Southbound			
San Marcos Station	Southpark Meadows	Plaza Saltillo	Plaza Saltillo	Southpark Meadows	Texas State University	San Marcos Station
7:45a	-	8:45a	6:45a	7:05a	7:40a	7:45a
8:45a	9:20a	9:45a	7:45a	8:05a	8:40a	8:45a
9:45a	10:20a	10:45a	8:45a	9:05a	9:40a	9:45a
11:45a	12:20a	12:45p	10:45a	11:05a	11:40a	11:45a
1:45p	2:20p	2:45p	12:45p	1:05p	1:40p	1:45p
2:45p	3:20p	3:45p	1:45p	2:05p	2:40p	2:45p
5:15p	5:50p	6:15p	4:00p	4:25p	5:10p	5:15p
7:30p	8:00p	8:15p	6:15p	6:40p	7:25p	7:30p

BIKES / BICICLETAS

All buses are equipped with two-bike racks. Bikes will be loaded on a first come first serve basis, so please be prepared to lock up your bike in a safe and secure location.

WELCOME ABOARD THE BUS

THE BUS

THE BUS operates on a regular fixed route time schedule. The system wide map of all routes with a designated number and color is included along with the timetables for major designated stops on each of the routes. We suggest you arrive at the bus stop 5 to 10 minutes early. Drivers will announce major stops. You may signal the operator to stop when the bus is approximately one block from your destination.

PARATRANSIT/PARATRANSITO

All fixed route buses are accessible for persons with disabilities. Our ADA paratransit curb-to-curb service is available for individuals with disabilities and senior citizens 65 and older. For eligibility information call **512-805-7433**.

SAN MARCOS STATION

The San Marcos Station also provides connections for passengers and freight shipments on CARTS Interurban and Greyhound bus lines. You can purchase monthly passes and pick up eligibility forms for ADA paratransit service and reduced fares at the Station.

HOURS OF OPERATION

THE BUS provides service Monday through Friday, 7am to 8pm year round, except Holidays.

All buses are equipped with

FREE Wi Fi

MYRIDE.SMTXTHEBUS.COM
Mobile Website

FARES / TARIFAS

$1.00 One-Way	**$1.00** One-Way
$2.00 Daily Pass (ride all day no transfers needed)	**$2.00** Pase Diario (viaje todo el día sin transferencias)
$30.00 Monthly Pass	**$30.00** Pase Mensual
$15.00 Reduced Monthly Pass (for ADA eligible passengers)	**$15.00** Pase Mensual Reducido (pasageros elegibles)
Drivers will not make change. Escorted children 5 and under ride for free.	*Conductores no haran cambio. Niños acompañados menores de 5 años viajan gratis.*

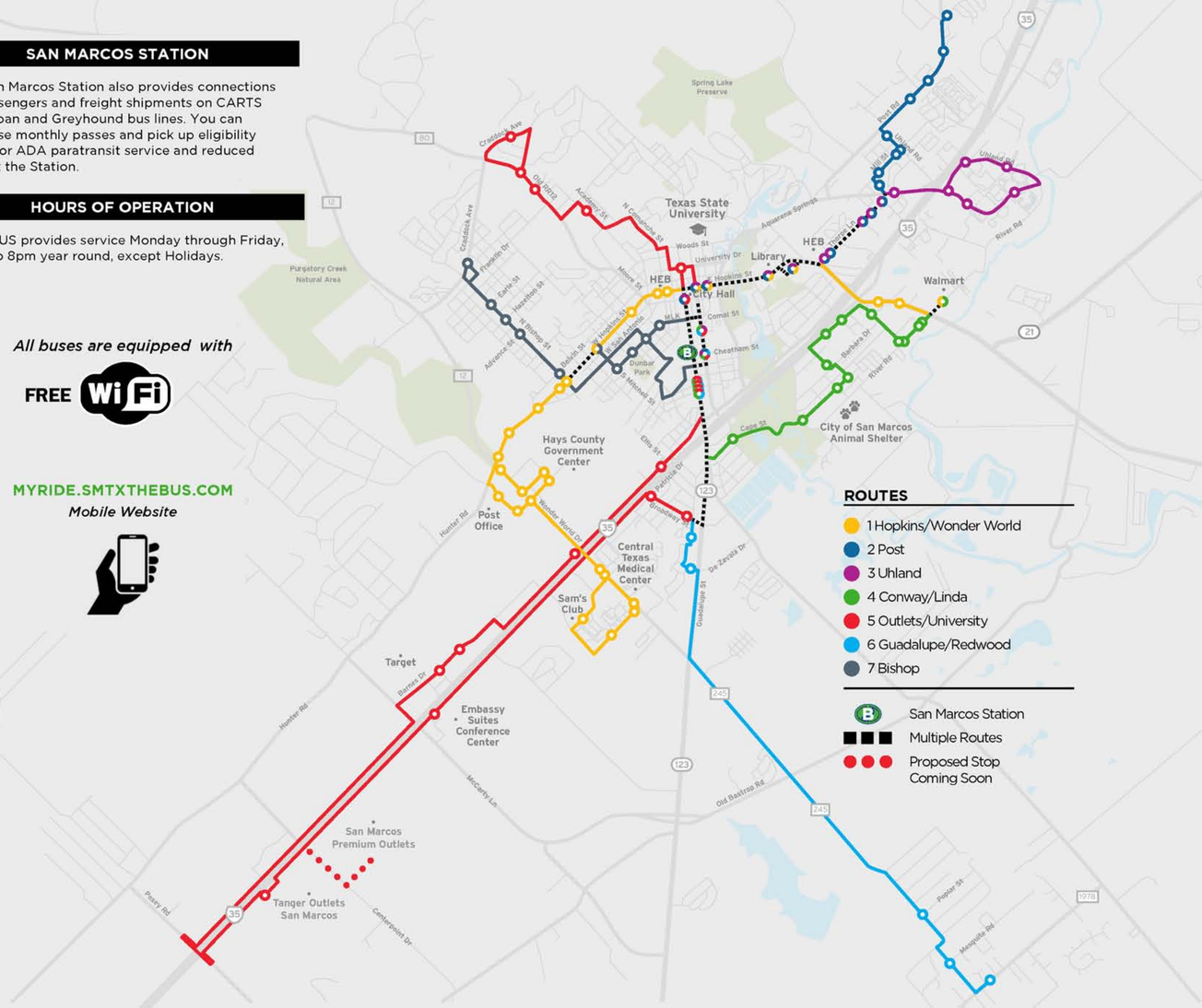
San Marcos Station
338 S. Guadalupe
San Marcos, Tx
512/805-RIDE (7433)
RideCARTS.com

CARTS
Capital Area Rural Transportation System

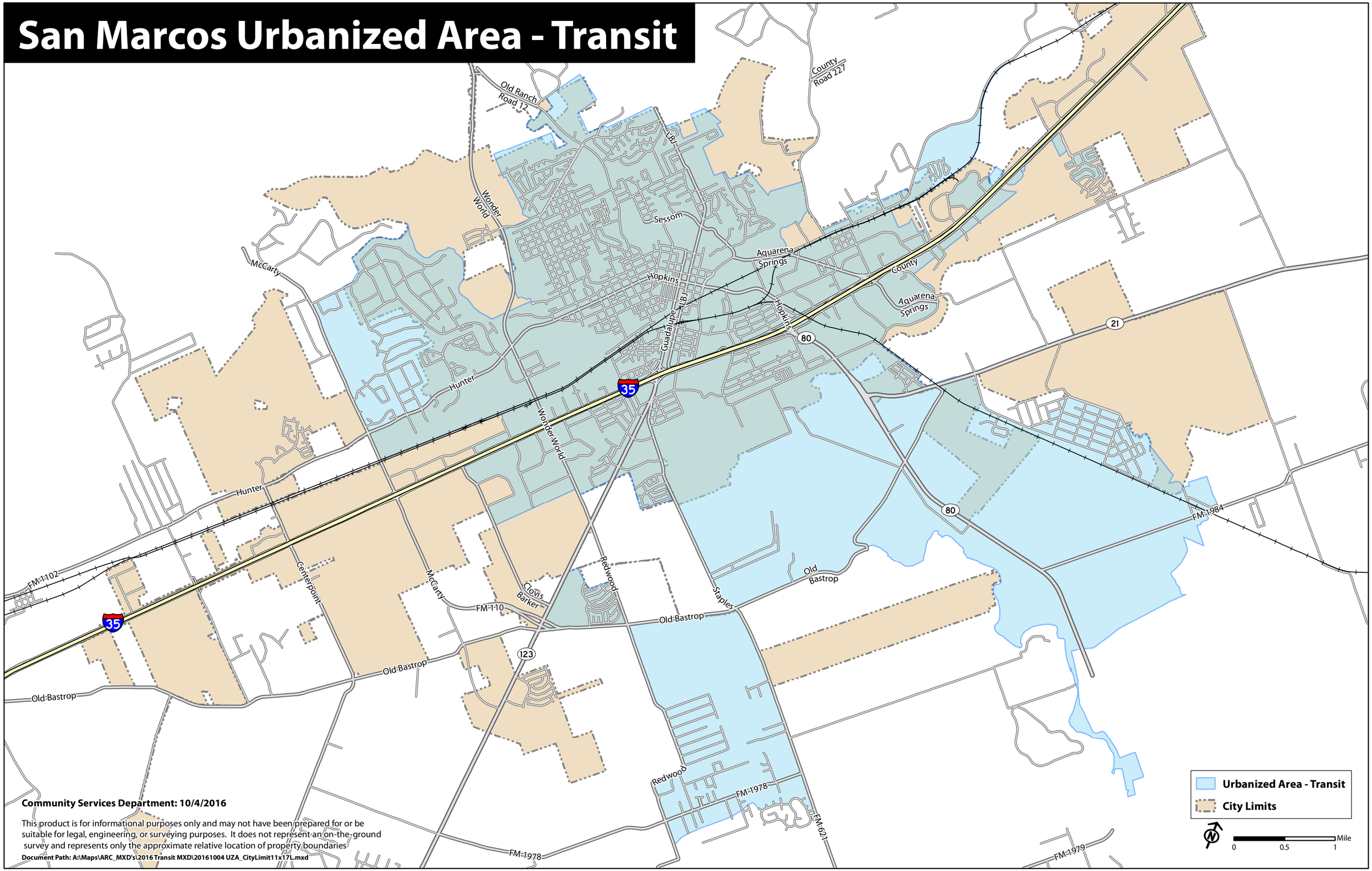
HOURS OF OPERATION
THE BUS provides service Monday through Friday, 7am to 8pm year round, except Holidays.

HORAS DE OPERACION
EL BUS proporciona el servicio de lunes a viernes, de 7am a 8pm todo el año, excepto festivos.

SMTXTHEBUS.COM



San Marcos Urbanized Area - Transit



Community Services Department: 10/4/2016

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

Document Path: A:\Maps\ARC_MXD's\2016 Transit MXD\20161004 UZA_CityLimit11x17L.mxd

Attachment 3: Scope of Services

a. CARTS shall provide the same level of transit services to the San Marcos urbanized area as were provided by CARTS as of September 30, 2019.

b. The City and CARTS may negotiate and approve changes to the scope of services by written instrument which shall be an addendum to this agreement.

Attachment 4: Schedule of Fees and Payments

a. The City will pay CARTS the Service Cost Per Hour in the amount of $79.00 for transit services provided to the San Marcos Urbanized Area defined in Attachment 3: Scope of Services for the time period of October 1, 2020 to September 30, 2021.

b. Direct COVID-19 related eligible expenses, as defined by the Federal Transit Administration, may be submitted to the City by CARTS for reimbursement of those expenses including those expenses referenced in (b.i.), contingent upon the City's appropriation of CARES Act transit funding to reimburse those expenses at 100% federal share.

    i. Related to the provision of essential services during a declared emergency and/or disaster, a federal award may be used for bonus or incentive compensation when the overall compensation is reasonable based upon an agreement entered into prior to the services being rendered (Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards).

c. CARTS will submit payment request to the City each month detailing hours of transit services rendered and amount of payment required.

File #: Res. 2020-194R, **Version:** 1

AGENDA CAPTION:
Consider approval of Resolution 2020-194R, approving a Change in Service to the agreement with Freeit Data Solutions, Inc. through the Texas Comptroller of Public Accounts Department of Information Resources ("DIR") program for license renewal of security software in the estimated annual amount of $18,512.61 and authorizing three additional annual renewals; authorizing the City Manager or his designee to execute the appropriate documents to implement the Change in Service; and declaring an effective date.
Meeting date: September 15, 2020

Department: Information Technology Department - Mike Sturm, Director (by Lynda Williams, Purchasing Manager)

Amount & Source of Funding
Funds Required: $18,512.61 estimated annual renewal
Account Number: 10001280-52395 $6,170.81, 22006335-52395 $6,170.87, 21006322-52395 $6,170.87
Funds Available: Click or tap here to enter text.
Account Name: Click or tap here to enter text.

Fiscal Note:

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

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

Choose an item.

Choose an item.

Choose an item.

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

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☐ Land Use - Choose an item.

☐ Neighborhoods & Housing - Choose an item.

☐ Parks, Public Spaces & Facilities - Choose an item.

☐ Transportation - Choose an item.

☐ Core Services

☒ Not Applicable

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

Choose an item.

Background Information:

Since 2017, the security software (related to backup technology) offered by Freeit Data Solutions, Inc. has enabled the City to achieve unparalleled data availability, visibility, automation and governance across data centers, at the edge and in the cloud. The software removes the manual processes associated with data protection, recovery, monitoring, ransomware protection and compliance saving the City time and money while also enabling it to focus less on backup, and more in other areas.

The security software partners with a broad ecosystem of dedicated partners to help customers achieve their goals without implementing proprietary solutions. It enables customers to choose their infrastructure and storage, allowing them to make the best return on investment on existing and future infrastructure purchases.

This request is for Council approval to extend the contract for another one-year term in the amount of $18,512.61 for a total contract amount of $66,947.30 exceeding the $50,000 administrative authority. Council approval is also requested for additional annual renewals in the estimated amount of $18,512.61.

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 Change in Service to the agreement with Freeit Data Solutions, Inc. (Contract No. 217-487) in the estimated annual amount of $18,512.61 and an authorization for three additional annual renewals.

RESOLUTION NO. 2020-xxR

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS APPROVING A CHANGE IN SERVICE TO THE AGREEMENT WITH FREEIT DATA SOLUTIONS, INC. (CONTRACT NO. 217-487) THROUGH THE TEXAS COMPTROLLER OF PUBLIC ACCOUNTS DEPARTMENT OF INFORMATION RESOURCES ("DIR) PROGRAM FOR LICENSE RENEWAL OF SECURITY SOFTWARE IN THE ESTIMATED ANNUAL AMOUNT OF $18,512.61 AND AUTHORIZING THREE ADDITIONAL ANNUAL RENEWALS; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE THE APPROPRIATE DOCUMENTS TO IMPLEMENT THE CHANGE IN SERVICE; AND DECLARING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

PART 1. A Change in Service to the agreement with Freeit Data Solutions, Inc. (Contract No. 217-487) through the Texas Comptroller of Public Accounts Department of Information Resources ("DIR") program for license renewal of security software in the estimated annual amount of $18,512.61 and authorizing three additional annual renewals is approved.

PART 2. The City Manager or his designee is authorized to execute the appropriate documents to implement the change in service.

PART 3. This resolution will be in full force and effect immediately from and after its passage.

ADOPTED on September 15, 2020.

Jane Hughson
Mayor

Attest:

Tammy K. Cook
Interim City Clerk

EXHIBIT B
AUTHORIZATION OF CHANGE IN SERVICE

CONTRACT NUMBER / CONTRACT NAME:	**217-487 <Technology Name> Software Renewal**	
CITY REPRESENTATIVE:	**Tanee Young, Information Technology**	
CONTRACTOR:	**Freeit Data Solutions, Inc.**	
CONTRACT EFFECTIVE DATE:	**September 24, 2017**	
THIS AUTHORIZATION DATE:	**September 15, 2020**	**AUTHORIZATION NO.: 3**

DESCRIPTION OF WORK TO BE ADDED TO OR DELETED FROM SCOPE OF SERVICES:

This contract is hereby renewed pursuant to the terms of the contract for the period October 25, 2020 through November 17, 2021 in the amount of $18,512.61. Annual renewal for <technology name>licenses and maintenance.

Parties agree to be bound by the Standard Terms and Conditions found: sanmarcostx.gov/StandardTermsandConditions

Original Contract Amount:		$ 6,294.83
Previous Increases/Decreases in Contact Amount:		$ 42,139.86
This Increase/Decrease in Contract Amount:		$ 18,512.61
Revised Contract Amount:		$ 66,947.30

CONTRACTOR:

Per Attached Quote 5622711
Signature

Date

Print Full Name / Title (if not in individual capacity)

CITY:

Signature

Date

Bert Lumbreras
Print Name

City Manager
Title

City Department Use Only Below This Line (PM, etc.).

Account Number(s):	Amount	Date
# 10001280-52395	$ 6,170.87	07/15/2020
# 22006335-52395	$ 6,170.87	
# 21006322-52395	$ 6,170.87	

File #: Res. 2020-195R, **Version:** 1

AGENDA CAPTION:
Consider approval of Resolution 2020-195R, approving a Change in Service to the agreement with SHI Government Solutions, Inc. for renewal of the Adobe Enterprise software license in the amount of $41,695.00 and authorizing three additional annual renewals; authorizing the City Manager or his designee to execute the appropriate documents to implement the Change in Service; and declaring an effective date.
Meeting date: September 15, 2020

Department: Information Technology Department - Mike Sturm, Director (by Lynda Williams, Purchasing Manager)

Amount & Source of Funding
Funds Required: $41,695.00
Account Number: 10001280-52395 $13,898.34, 21006322-52395 $13,898.33, 22006335-52395 $13,898.33
Funds Available: Click or tap here to enter text.
Account Name: Click or tap here to enter text.

Fiscal Note:
Prior Council Action: Res 2018-168R - award a contract to SHI Government Solutions, Inc. for an Adobe Enterprise License and maintenance/support for a one-year term in the amount of $35,306.00. Res 2019-174R - approve a change in service in the amount of $72,346.80.

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:

Staff requests approval to amend and renew the existing Adobe Enterprise agreement with SHI Government Solutions from September 30, 2020 to September 29, 2021 in the annual renewal amount of $41,695.00 and for future renewals in the estimated annual amount of $42,000. This amendment consists of adding licenses, subscriptions, and maintenance support.

The Adobe Creative Cloud suite of software products are used by 50 employees across the organization. The Adobe Enterprise agreement allows licensed users to have unlimited access to the following software:

- Acrobat Pro DC;
- InDesign
- Illustrator
- Photoshop
- Premiere Pro
- Creative Cloud Enterprise
- Lightroom

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends approval of this Change in Service to the Adobe Enterprise, SHI Government Solutions, Inc. (Contract No. 217-452) in the amount of $41,695.00 and an estimated annual renewal of $42,000.00 per year.

RESOLUTION NO. 2020-567R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS APPROVING A CHANGE IN SERVICE TO THE AGREEMENT WITH SHI GOVERNMENT SOLUTIONS, INC. (CONTRACT NO. 217-452) FOR RENEWAL OF THE ADOBE ENTERPRISE SOFTWARE LICENSE IN THE AMOUNT OF $41,695.00 AND AUTHORIZING THREE ADDITIONAL ANNUAL RENEWALS; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE THE APPROPRIATE DOCUMENTS TO IMPLEMENT THE CHANGE IN SERVICE; AND DECLARING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

PART 1. A Change in Service to the agreement with SHI Government Solutions, Inc. (Contract No. 217-452) for renewal of the Adobe Enterprise software license in the amount of $41,695.00 and authorizing three additional annual renewals is approved.

PART 2. The City Manager or his designee is authorized to execute the appropriate documents to implement the Change in Service.

PART 3. This resolution will be in full force and effect immediately from and after its passage.

ADOPTED on September 15, 2020.

Jane Hughson
Mayor

Attest:

Tammy K. Cook
Interim City Clerk

EXHIBIT B
AUTHORIZATION OF CHANGE IN SERVICE

CONTRACT NUMBER / CONTRACT NAME:	**217-452 Adobe Enterprise Renewal**	
CITY REPRESENTATIVE:	**Tanee Young, Information Technology**	
CONTRACTOR:	**SHI Government Solutions, Inc.**	
CONTRACT EFFECTIVE DATE:	**September 29, 2017**	
THIS AUTHORIZATION DATE:	**August 10, 2020**	**AUTHORIZATION NO.: 3**

DESCRIPTION OF WORK TO BE ADDED TO OR DELETED FROM SCOPE OF SERVICES:

This contract is hereby renewed pursuant to the terms of the contract for the period September 30, 2020 through September 29, 2021 in the amount of $41,695.00.

Parties agree to be bound by the Standard Terms and Conditions found: sanmarcostx.gov/StandardTermsandConditions

Original Contract Amount:		$ 35,306.00
Previous Increases/Decreases in Contact Amount:		$ 107,652.80
This Increase/Decrease in Contract Amount:		$ 41,695.00
Revised Contract Amount:		$ 184,653.80

CONTRACTOR:

Per Attached Proposal
Signature

Date

Print Full Name / Title (if not in individual capacity)

CITY:

Signature

Date

Lynda Williams
Print Name

Purchasing Manager
Title

City Department Use Only Below This Line (PM, etc.).

Account Number(s):	Amount	Date
# 10001280-52395	$ 13,898.34	08/10/2020
# 21006322-52395	$ 13,898.33	
# 22006335-52395	$ 13,898.33	

File #: Res. 2020-196R, **Version:** 1

AGENDA CAPTION:
Consider approval of Resolution 2020-196R, approving an agreement with Graybar Electric through the US Communities (Omnia Partners) Cooperative for Solar LED Lighting for the Parks and Recreation Department to install outdoor lighting with solar powered, high efficiency light bulbs in the amount of $55,498.00; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring effective date.

Meeting date: September 15, 2020

Department: Parks and Recreation Department, Drew Wells, Director (by Lynda Williams, Purchasing Manager)

Amount & Source of Funding
Funds Required: $55,498.00
Account Number: 50036912-70400
Funds Available: $97,529.77
Account Name: Parks Capital Maintenance

Fiscal Note:

Prior Council Action: No prior council action

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

Sustainability

Choose an item.

Choose an item.

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

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☐ Land Use - Choose an item.

☐ Neighborhoods & Housing - Choose an item.

☒ Parks, Public Spaces & Facilities - Choose an item.

☐ Transportation - Choose an item.

☐ Core Services

☐ Not Applicable

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

Choose an item.

Background Information:

This request is for award of contract 220-262 for the purchase and installation of solar LED lighting from Graybar Electric of San Antonio, TX through US Communities Cooperative (Omnia Partners) Contract #EV2370, for Kenneth M. Copeland Memorial Park (El Camino Real Park), Dog Park, and River Ridge Park in the amount of $55,498.

Currently, Kenneth M. Copeland Memorial Park, previously known as El Camino Real Park, does not have lighting along the trail. Similarly, River Ridge Park has been without power since the 2015 floods and currently does not have working lighting. The Dog Park is also in need of lighting. Installation of the solar lighting within these parks will increase the safety and security of the areas for our park users in a sustainable way.

This procurement complies with the Sustainability Initiative for the City to capitalize use of green infrastructure and cost savings.

Through authority granted in Local Government Code 271, and City of San Marcos City Council, the City is making this procurement through a cooperative agreement with US Communities (Omnia Partners).

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends the City approve the 220-262 Parks Solar LED Purchase from Graybar Electric of San Antonio, TX in the amount of $55,498.00.

RESOLUTION NO. 2020-564R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS APPROVING AN AGREEMENT WITH GRAYBAR ELECTRIC THROUGH THE US COMMUNITIES (OMNIA PARTNERS) COOPERATIVE (CONTRACT NO. EV2370) FOR SOLAR LED LIGHTING FOR THE PARKS AND RECREATION DEPARTMENT TO INSTALL OUTDOOR LIGHTING WITH SOLAR POWERED, HIGH EFFICIENCY LIGHT BULBS IN THE AMOUNT OF $55,498.00; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY; AND DECLARING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

PART 1. The agreement with Graybar Electric through the US Communities (Omnia Partners) Cooperative (Contract No. EV2370) for solar LED lighting for the Parks and Recreation Department to install outdoor lighting with solar powered, high efficiency light bulbs in the amount of $55,498.00 is approved.

PART 2. The City Manager or his designee is authorized to execute the agreement on behalf of the City.

PART 3. This resolution shall be in full force and effect immediately from and after its passage.

ADOPTED on September 15, 2020.

Jane Hughson
Mayor

Attest:

Tammy K. Cook
Interim City Clerk

4503 PERRIN CREEK
SAN ANTONIO TX 78217-3703
Phone: 909-451-4334
Fax: 909-451-4429

To: SAN MARCOS CITY OF -ELEC.
630 E HOPKINS ST
SAN MARCOS TX 78666-6314
Attn: Bert Stratemann
Phone: 512-393-8170
Fax:
Email:

Date: 07/24/2020
Proj Name:
GB Quote #: 0235855784
Release Nbr:
Purchase Order Nbr:
Additional Ref#
Valid From: 07/23/2020
Valid To: 08/22/2020
Contact: Dustin Cole
Email: dustin.cole@graybar.com

Proposal

We Appreciate Your Request and Take Pleasure in Responding As Follows

Notes: **US COMMUNITIES CONTRACT #EV2370**

Item	Item/Type	Quantity	Supplier	Catalog Nbr	Description	Price	Unit	Ext.Price
100		**6 EA**	**FIRST LIGHT TECH**	**SCL2-SPMS-BK-T4-NW-TD2300-SEC**		**$2,274.00**	**1**	**$13,644.00**
Item Note:		****DOG PARK LIGHTING** **APPROX. 6-8 WEEKS** **LED Area Light Side Mount SQ Black Type 4 4500K On dusk Dim 11:00pm - Security Kit**						
200		**6 EA**	**FIRST LIGHT TECH**	**PLE-AL-4S-TH1-SD-20-BK**		**$798.00**	**1**	**$4,788.00**
Item Note:		****DOG PARK LIGHTING** **APPROX. 6-8 WEEKS** **20' Square Pole, .125" Aluminium, 4" Square, w/Single Drill, Black**						
300		**7 EA**	**FIRST LIGHT TECH**	**SCL2-SPMS-BK-T2-NW-TD2300-SEC**		**$2,274.00**	**1**	**$15,918.00**
Item Note:		****EL CAMINO REAL** **APPROX 6-8 WEEKS** **LED Area Light Side Mount SQ Black Type 2 4500K On dusk**						

This equipment and associated installation charges may be financed for a low monthly payment through Graybar Financial Services (subject to credit approval). For more information call 1-800-241-7408 to speak with a leasing specialist.

To learn more about Graybar, visit our website at www.graybar.com **24-Hour Emergency Phone#: 1-800-GRAYBAR**

This Graybar quote is based on the terms of sale in the EV2370 Master Agreement which can be found by clicking the link found at https://www.omniapartners.com/hubfs/PUBLIC%20SECTOR/Supplier%20Information/Graybar/EV2370_Graybar_MAD_2017_12_20.pdf

To: SAN MARCOS CITY OF -ELEC.
630 E HOPKINS ST
SAN MARCOS TX 78666-6314
Attn: Bert Stratemann

Date: 07/24/2020
Proj Name:
GB Quote #: 0235855784

Proposal

We Appreciate Your Request and Take Pleasure in Responding As Follows

Dim specified time - Security Kit

400	**7 EA**	**FIRST LIGHT TECH**	**PLE-AL-4S-TH1-SD-20-BK**	**$798.00**	**1**	**$5,586.00**

Item Note: ****EL CAMINO REAL**

APPROX 6-8 WEEKS

20' Square Pole, .125" Aluminium, 4" Square, w/Single Drill, Black

500	**2 EA**	**FIRST LIGHT TECH**	**PLB-102-BK-ASM-NW-02-SEC**	**$959.00**	**1**	**$1,918.00**

Item Note: ****EL CAMINO REAL**

APPROX 6-8 WEEKS

PLB LED Bollard 36" Black Type 3 4000K Dark +6/30% - Security Kit

600	**6 EA**	**FIRST LIGHT TECH**	**SCL2-SPMS-BK-T4-NW-TO2300-SEC**	**$2,274.00**	**1**	**$13,644.00**

Item Note: ****ROLLER DERBY RINK**

APPROX 4-6 WEEKS

LED Area Light Side Mount SQ Black Type 4 4500K On dusk Off 11pm - Security Fasteners

Total in USD (Tax not included): $55,498.00

This equipment and associated installation charges may be financed for a low monthly payment through Graybar Financial Services (subject to credit approval). For more information call 1-800-241-7408 to speak with a leasing specialist.

To learn more about Graybar, visit our website at www.graybar.com **24-Hour Emergency Phone#: 1-800-GRAYBAR**

This Graybar quote is based on the terms of sale in the EV2370 Master Agreement which can be found by clicking the link found at https://www.omniapartners.com/hubfs/PUBLIC%20SECTOR/Supplier%20Information/Graybar/EV2370_Graybar_MAD_2017_12_20.pdf

To: SAN MARCOS CITY OF -ELEC.
630 E HOPKINS ST
SAN MARCOS TX 78666-6314
Attn: Bert Stratemann

Date: 07/24/2020
Proj Name:
GB Quote #: 0235855784

Proposal

We Appreciate Your Request and Take Pleasure in Responding As Follows

Signed:_____

This equipment and associated installation charges may be financed for a low monthly payment through Graybar Financial Services (subject to credit approval). For more information call 1-800-241-7408 to speak with a leasing specialist.

To learn more about Graybar, visit our website at www.graybar.com **24-Hour Emergency Phone#: 1-800-GRAYBAR**

This Graybar quote is based on the terms of sale in the EV2370 Master Agreement which can be found by clicking the link found at https://www.omniapartners.com/hubfs/PUBLIC%20SECTOR/Supplier%20Information/Graybar/EV2370_Graybar_MAD_2017_12_20.pdf

File #: Res. 2020-197R, **Version:** 1

AGENDA CAPTION:
Consider approval of Resolution 2020-197R, approving a Change in Service to the agreement with Eggemeyer Land Clearing, LLC for wood grinding services to authorize an increase in the annual amount to $62,250.00 and authorize four additional one-year terms; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.
Meeting date: September 15, 2020

Department: Neighborhood Enhancement, Greg Carr, Director (by Lynda Williams, Purchasing Manager)

Amount & Source of Funding
Funds Required: $62,250.00 annually for 4 years
Account Number: 24006350.52305
Funds Available: Click or tap here to enter text.
Account Name: Contracted Services

Fiscal Note:

Prior Council Action: Approval of contract 219-198 Wood Grinding Services for fiscal year 2019, on Resolution 2019-89R, in the amount of $40,000.00 annually.

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 City accumulates approximately 15,000 to 20,000 cubic yards of brush per year. The brush and materials are stockpiled at the City's maintenance yard at 750 River Road (behind the San Marcos Regional Animal Shelter). In 2019, a solicitation (#219-198) was issued for wood grinding services.

On April 4, 2019, Eggemeyer Land Clearing, LLC., New Braunfels, Texas, was awarded this contract in the annual amount of $40,000.

Due to the increased volume of brush, this request is to increase the annual estimated amount to $62,250.00 to be renewed annually for the next four years.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends renewal of contract 219-198 Wood Grinding Services for an estimated annual amount of $62,250.00.

RESOLUTION NO. 2020-565R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS APPROVING A CHANGE IN SERVICE TO THE AGREEMENT WITH EGGEMEYER LAND CLEARING, LLC (CONTRACT NO. 219-198) FOR WOOD GRINDING SERVICES TO AUTHORIZE AN INCREASE IN THE ANNUAL AMOUNT TO $62,250.00 AND AUTHORIZE FOUR ADDITIONAL ONE-YEAR TERMS; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE THE APPROPRIATE DOCUMENTS TO IMPLEMENT THE CHANGE IN SERVICE; AND DECLARING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

PART 1. A Change in Service to the agreement with Eggemeyer Land Clearing, LLC (Contract No. 219-198) for wood grinding services to authorize an increase in the annual amount to $62,250.00 and authorize four additional one-year terms is approved.

PART 2. The City Manager or his designee is authorized to execute the appropriate documents to implement the Change in Service.

PART 3. This resolution will be in full force and effect immediately from and after its passage.

ADOPTED on September 15, 2020.

Jane Hughson
Mayor

Attest:

Tammy K. Cook
Interim City Clerk

EXHIBIT B
AUTHORIZATION OF CHANGE IN SERVICE

CONTRACT NUMBER / CONTRACT NAME:	219-198 Wood Grinding Services	
CITY REPRESENTATIVE:	Amy Kirwin	
CONTRACTOR:	Eggemeyer Land Clearing, LLC	
CONTRACT EFFECTIVE DATE:	6/3/2019- 6/2/2020	
THIS AUTHORIZATION DATE:	4-16-20	AUTHORIZATION NO.: 3

DESCRIPTION OF WORK TO BE ADDED TO OR DELETED FROM SCOPE OF SERVICES:

Pursuant to the terms of the contract the City of San Marcos chooses to extend this contract is for the first renewal option. This one (1) year renewal begins June 3, 2020 and continues through June 2, 2021 at the annual cost of $62,250.00. All remaining terms and conditions of the original contract will remain in full force and effect for the duration of this agreement.

Eggemeyer Land Clearing, LLC agrees to maintain insurance for the duration of the renewal period in compliance with the requirements of the original contract. Please email a current Certificate of Insurance to email address to JNavarre@sanmarcostx.gov to complete renewal process.

Original Contract Amount:	40,000.00	
Previous Increases/Decreases in Contact Amount:	22,250.00	
This Increase/Decrease in Contract Amount:	62,250.00	
Revised Contract Amount:	124,500.00	

CONTRACTOR:

DocuSigned by:
Steven Eggemeyer
A8404294CDC944D...
Signature

4/20/2020
Date

Steven Eggemeyer
Print Full Name / Title (if not in individual capacity)

CITY:

Signature

Date

Print Name

Title

City Department Use Only Below This Line (PM, etc.).

Account Number(s):	Amount	Date

File #: Res. 2020-198R, **Version:** 1

AGENDA CAPTION:
Consider approval of Resolution 2020-198R, approving a Change in Service to the agreement with Texas Disposal Systems, Inc. for collection and disposal of solid waste and recyclable materials to extend the agreement for five years at an estimated annual increase of $400,000.00; authorizing the City Manager or his designee to execute the Change in Service on behalf of the City; and declaring an effective date.

Meeting date: September 15, 2020

Department: Neighborhood Enhancement, Greg Carr, Director (by Lynda Williams, Purchasing Manager)

Amount & Source of Funding
Funds Required: $22,799,478 (over 5 years)
Account Number: 24006350.52285, 10001280.52255, 21006322.52255, 22006335.52255

Funds Available: FY 2020 Budget
Account Name: Click or tap here to enter text.

Fiscal Note:

Prior Council Action: Res. 2008-076R: Contract Award; Res. 2013-152: Amendment to the Agreement; Res. 2015-104R: Amendment to the Agreement; Res. 2016-145R: Amendment to the Agreement

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

Sustainability

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 - Pro-active policies that encourage recycling, resource, and energy efficiency

☐ 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)]*

Solid Waste Master Plan

Background Information:

Texas Disposal Systems has provided residential and city facility garbage service since 2003. In 2009, curbside single-stream recycling service was added. In 2010, multifamily single-stream recycling service was added. In 2015, curbside green waste services were added. In 2015, the annual contractual rate increase was changed to a fixed 3% from a variable Consumer Price Index.

This request is for the final extension to the contract for an additional five-year term or through September 2025 and for Council approval for the associated estimated annual increases of 3% or approximately $400,000 for the next five-years.

Going forward and near the end of the existing contract term, staff recommends issuing a solicitation on the open market to provide competitive opportunities to qualified disposal and recycle businesses for the purpose of entering into a new agreement.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Approve the renewal with Texas Disposal Systems (Contract No. 215-221) for a total estimated annual amount of $4,560,000.

RESOLUTION NO. 2020-476R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS APPROVING A CHANGE IN SERVICE TO THE AGREEMENT WITH TEXAS DISPOSAL SYSTEMS, INC. FOR THE COLLECTION AND DISPOSAL OF SOLID WASTE AND RECYCLABLE MATERIALS (CONTRACT NO. 215-221) TO EXTEND THE AGREEMENT FOR FIVE YEARS AT AN ESTIMATED ANNUAL INCREASE OF $400,000.00; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE THE APPROPRIATE DOCUMENTS TO IMPLEMENT THE CHANGE IN SERVICE; AND DECLARING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

PART 1. A Change in Service to the agreement with Texas Disposal Systems, Inc. for the collection and disposal of solid waste and recyclable materials (Contract No. 215-221) to extend the agreement for five years at an estimated annual increase of $400,000.00 is approved.

PART 2. The City Manager or his designee is authorized to execute the appropriate documents to implement the Change in Service.

PART 3. This resolution will be in full force and effect immediately from and after its passage.

ADOPTED on September 15, 2020.

Jane Hughson
Mayor

Attest:

Tammy K. Cook
Interim City Clerk

EXHIBIT B
AUTHORIZATION OF CHANGE IN SERVICE

CONTRACT NUMBER / CONTRACT NAME:	215-221.A Collection & Disposal of Solid Waste	
CITY REPRESENTATIVE:	Amy Kirwin	
CONTRACTOR:	Texas Disposal Systems Inc.	
CONTRACT EFFECTIVE DATE:	October 1, 2015 thru September 30, 2020 w/two (5) year renewal options	
THIS AUTHORIZATION DATE:	August 18, 2020	**AUTHORIZATION NO.: 5**

DESCRIPTION OF WORK TO BE ADDED TO OR DELETED FROM SCOPE OF SERVICES:

Pursuant to the terms of the contract and all subsequent amendments, the City of San Marcos chooses to extend this contract exercising the renewal option of five-years. This five-year renewal begins October 1, 2020 and continues through September 30, 2025 at the annual estimated increase of $400,000.

All remaining terms and conditions of the contract including subsequent amendments will remain in full force and effect for the duration of this agreement.

Texas Disposal Systems Inc. agrees to maintain insurance for the duration of the renewal period in compliance with the requirements of the original contract. Please email a current Certificate of Insurance to email address to CSingleton@sanmarcostx.gov to complete renewal process.

CONTRACTOR: Texas Disposal Systems Inc.

Signature _____ Date _____

Print Full Name / Title (if not in individual capacity) _____

CITY:

Signature _____ Date _____

Bert Lumbreras
Print Name

City Manager
Title

City Department Use Only Below This Line (PM, etc.).

Account Number(s):	Amount	Date
#	$	

File #: Res. 2020-199R, **Version:** 1

AGENDA CAPTION:
Consider approval of Resolution 2020-199R, approving an agreement with Doucet & Associates for Preliminary Engineering and Environmental Services for the Rio Vista Drainage Improvement Project in the estimated amount of $69,695.00; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.
Meeting date: September 15, 2020

Department: Engineering/CIP, Laurie Moyer, Director (by Lynda Williams, Purchasing Manager)

Amount & Source of Funding
Funds Required: $69,695.00
Account Number: 51036370-70200
Funds Available: $70,000
Account Name: Drainage

Fiscal Note:

Prior Council Action: None

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

Sustainability

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)]*
Stormwater Master Plan

Background Information:
The Rio Vista Drainage Improvement project was identified as one of eight infrastructure projects in the City of San Marcos CDBG-DR Infrastructure Feasibility Study performed by AECOM. It was ranked sixth. The scope of work for this contract provides preliminary engineering design through 30% design phase to include environmental analysis to assess potential permitting commitments. The Preliminary Engineering Report will establish design, permitting, survey limits, and utility conflicts on Riviera and River Road west of the railroad.

Funding for these services are from Stormwater funds. Construction is anticipated to be funded with CDBG-DR funds. The Engineering firm Doucet & Associates was selected from the On-call Engineering List approved by City Council in 2017 (217-247). The scope and fees were negotiated by City staff and the fees are determined to be fair and reasonable.

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 a contract with Doucet & Associates for preliminary engineering services for Rio Vista Drainage Improvements for the estimated amount of 69,695.00.

RESOLUTION NO. 2020-XXR

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS APPROVING AN AGREEMENT WITH DOUCET & ASSOCIATES FOR PRELIMINARY ENGINEERING AND ENIRONMENTAL SERVICES FOR THE RIO VISTA DRAINAGE IMPROVEMENT PROJECT IN THE ESTIMATED AMOUNT OF $69,695.00; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY; AND DECLARING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

PART 1. The Agreement between the City and Doucet & Associations for preliminary engineering and environmental services for the Rio Vista Drainage Improvement Project in the estimated amount of $69,695.00 is approved.

PART 2. The City Manager or his designee is authorized to execute the Agreement on behalf of the City.

PART 3. This resolution will be in full force and effect immediately from and after its passage.

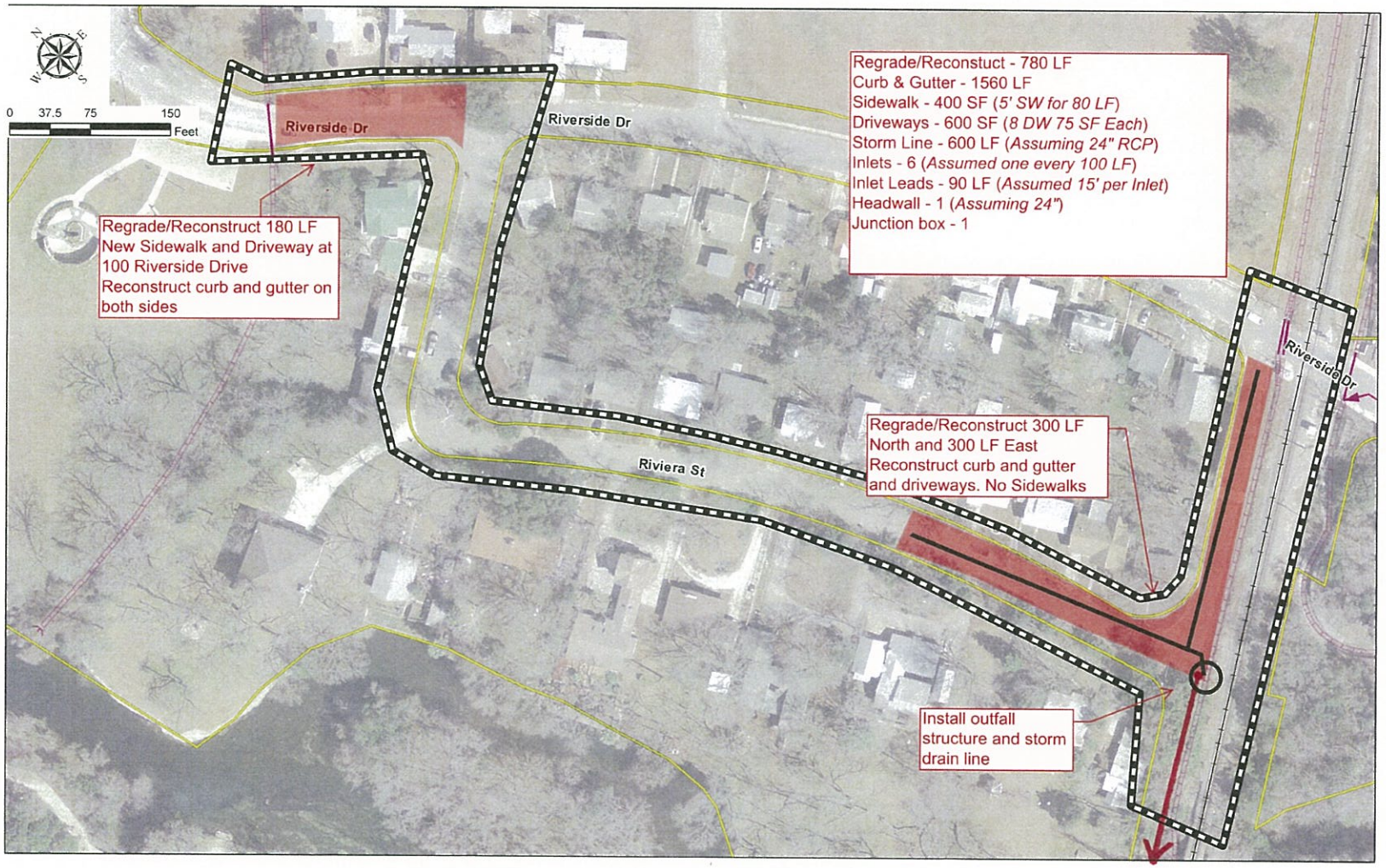
ADOPTED on September 15, 2020.

Jane Hughson
Mayor

Attest:

Tammy K. Cook
Interim City Clerk

Rio Vista Drainage
Storm



ATTACHMENT 1

DOUCET
& ASSOCIATES

June 23, 2020 (Original)
August 13, 2020 (Revision 1)

Ms. Jacquelyn Thomas, P.E.
Engineering and Capital Improvements
630 East Hopkins
San Marcos, Texas 78666

RE: Rio Vista CDBG-DR Drainage Improvement Project
Preliminary Engineering and Environmental Services

Dear Ms. Thomas,

Pursuant to the scope definition emailed on May 27, 2020, subsequent scope clarifications emailed on June 1 and July 31, 2020, and scope clarification conference call on August 6, 2020, Doucet & Associates, Inc. (Doucet) is pleased to submit this scope and fee proposal to the City of San Marcos (COSM) for providing preliminary design engineering and environmental services for drainage improvements within the Area 7 (Rio Vista) CBDG-DR Drainage Improvement Program.

PROJECT DESCRIPTION

COSM desires to improve drainage within the Area 7 (Rio Vista) study area of the CDBG-DR Drainage Program, as recommended in the City of San Marcos Infrastructure Feasibility Study, Final July 2017 report, prepared by AECOM. The Area 7 (Rio Vista) study area is within the City's incorporated limits and is directly adjacent to the San Marcos River. COSM desires the following improvements within the Area 7 (Rio Vista) study area (see Attachment 1 map):

A. Northern Intersection of Riviera Street and Riverside Drive to the Riverside Drive Creek Crossing (Area 7.1)

1. Regrade/reconstruct the Riviera Street/Riverside Drive intersection pavement and the pavement along Riverside Drive from its intersection with Riviera Street to the south side of the existing creek crossing, a distance of approximately 180 feet north of the intersection, including reconstructed pavement section, new curb-and-gutter along both sides of the street (approximately 360 linear feet), and new sidewalk (approximately 80 linear feet at 5-ft wide) and new concrete driveway within the right-of-way at 100 Riverside Drive;
2. Reconstruct curb cuts in the Riverside Drive curb-and-gutter, west side and east side, immediately south of the existing creek crossing, to discharge street drainage flow.

B. Southern Section of Riviera Street to the Railroad Crossing Drainage Channel (Area 7.2)

1. Regrade/reconstruct approximately 600 feet of Riviera Street pavement (approximately 300 feet north of its southwest corner and approximately 300 feet east of its southwest corner to its intersection with Riverside Drive), including new curb-and-gutter along both sides of the street (approximately 1,200 linear feet), and new concrete driveways within the right-of-way, but no sidewalks;
2. Construct new local storm drain collector system along the 600 feet of Riviera Street reconstruction, including curb inlets, laterals, and collector pipes to a junction box at the southwest corner of Riviera Street;

3. Construct new storm drain outfall system from the proposed storm drain junction box at the southwest corner of Riviera Street to the San Marcos River (approximately 230 linear feet), paralleling the railroad right-of-way on adjacent private and COSM properties, including a new storm drain outfall structure at the river.

Doucet's preliminary design drainage assessment services are based upon the following assumptions and constraints:

1. Doucet hydrologic/hydraulic assessments will be only of local drainage conditions, will not assess or update San Marcos River model for Atlas 14 rainfall criteria, and will assume no tailwater boundary condition created by the river.
2. Doucet will modify the AECOM PCSWWM hydrologic/hydraulic model of the Area 7 (Rio Vista) drainage study area to identify existing drainage conditions, to incorporate proposed drainage improvements, and to incorporate Atlas 14 rainfall values. COSM will provide Doucet with or will confirm preliminary design modeling overflow rates into the project study area.
3. Doucet will use COSM drainage design criteria for sizing of drainage infrastructure improvements.
4. It is assumed that the existing drainage channel along the north side of the railroad tracks is located within the railroad right-of-way. All proposed drainage improvements will be aligned off the existing railroad right-of-way, which is assumed to be 80 feet wide, centered on the tracks, and the existing drainage channel along the railroad tracks (assumed to be within the railroad right-of-way) will not be used to convey local drainage flows from the proposed local drainage improvements. The local drainage runoff to the southeast corner of Riviera Street, at the railroad right-of-way, will be conveyed to the San Marcos River by a storm drain conduit separate from the existing railroad drainage ditch to an outfall structure separate from the railroad drainage ditch outfall structure, to be located off railroad right-of-way on adjacent private and COSM properties.
5. There will be no geospatial surveys performed during this phase of services. Doucet will rely upon the COSM's most recent LIDAR data and available infrastructure as-builts to perform the hydrologic/hydraulic modeling and to assess the proposed drainage improvements and to identify existing property lines.
6. There will be no environmental assessments performed during this phase of services. Environmental services will be limited to identification of environmental permit approvals.
7. Temporary Right-of-Entry (TROE) agreements will not be obtained during this phase of services. Doucet will rely upon recent LIDAR data and upon field reconnaissance within existing COSM right-of-way and park properties to identify existing conditions within the Limits of Construction (LOC) of the proposed drainage improvements.
8. Storm water detention and Low Impact Development (LID), such as storm water quality treatment, will not be assessed or considered as part of this phase of services.
9. Utilities in conflict with proposed drainage improvements will be identified using information made available by COSM, and preliminary utility adjustment/relocation cost estimates will be prepared. Preliminary design drawings of utility adjustments/relocations will not be prepared.
10. COSM will provide land acquisition costs, if required.
11. There will be no public meetings conducted as part of these preliminary design services.

Doucet proposes to provide the City with the following basic professional services.

SCOPE OF BASIC SERVICES

Task 1: Preliminary Engineering (30% Design)

DOUCET
& ASSOCIATES

1. **Project Management and QA/QC:** Doucet will provide project management and QA/QC of Doucet and sub-consultant services during the Preliminary Engineering (30% Design) phase to include the following:

   a. coordinate Doucet work with COSM Project Manager for a period of three (3) months:
   b. prepare and submit monthly status progress reports to COSM Project Manager for a period of three (3) months;
   c. coordinate Doucet work with its sub-consultant for a period of three (3) months:
   d. perform and document internal QA/QC of Doucet and its sub-consultants' Preliminary Engineering (30% Design) work and submittals;
   e. address COSM QA/QC review comments of the draft Preliminary Engineering Report.

2. **Meetings:**

   a. Project Coordination Meetings: Doucet will attend up to one (1) utility coordination meeting with COSM Staff to determine project constraints and to discuss preliminary design considerations.

   b. Project Meetings: Doucet will attend up to one (1) meeting with COSM Staff to discuss Doucet's draft findings and recommendations prior to Doucet submittal of the draft Preliminary Engineering Report (PER).

3. **Tasks:**

   a. Use of Public Records, As-Builts, and Lidar Data:

      (1) Doucet will gather and review site-related information, including reports, studies and drawings made available by COSM.

      (2) Doucet will perform field reconnaissance to confirm and document existing conditions, to gather and confirm design parameters, and to gather preliminary design data and information.

   b. Permitting: Doucet, through its Environmental Science sub-consultant (Cox McLain Environmental Consulting (CMEC), will identify environmental approval and permitting requirements and associated review/approval timeframes for the project (including, but not limited to, TCEQ, USACE, tree mitigation, floodplain, street cut, NEPA). The CMEC proposal is attached.

   c. Modeling: Doucet will use existing COSM topographic, 2017 Hays County LIDAR and as-built data to modify and refine the existing COSM hydrologic/hydraulic PCSWMM model of the Area 7 (Rio Vista) study area to prepare the following preliminary design hydrologic/hydraulic models:

      (1) Existing conditions local drainage models of the Rio Vista Study Areas 7.1 and 7.2, including 50%, 10%, 4%, and 1% annual chance exceedance (Q2-Q100) storm events based on Atlas 14 precipitation depths;
      (2) Proposed conditions local drainage models, including Q2-Q100 storm events based on Atlas 14 precipitation depths;
      (3) Doucet will use the results of the local drainage hydrologic/hydraulic models to assess configuration, sizing and alignments of proposed drainage improvements and of land acquisition required to construct and maintain the proposed drainage improvements.

DOUCET
& ASSOCIATES

4. Deliverables:

a. Monthly Status Report: Doucet will prepare and submit to COSM a monthly status report, including a brief summary of work completed, for a budgeted duration of three (3) months;

b. Preliminary Engineering Report: Doucet will prepare and submit to COSM a draft digital pdf copy of the Preliminary Engineering Report (PER), with the draft report exhibits, that includes discussion and documentation of: (1) hydrologic/hydraulic modeling, (2) permitting requirements, (3) design and construction schedule, (4) preliminary Engineer's Opinion of Probable Construction Cost (OPCC) with spreadsheets, (5) identification of survey limits necessary for final design (topographic, tree and SUE), (6) required easement/ROW acquisitions, and (9) potential utility conflicts.

c. Preliminary Engineering Report Exhibits: Doucet will prepare and submit one (1) draft pdf electronic copy of the Preliminary Engineering Report exhibits, to include overall project map exhibit, hydrologic/hydraulic modeling results exhibits; Area 7.1 project area exhibit, Area 7.2 project area exhibit, and miscellaneous details exhibits.

BASIS OF COMPENSATION

Doucet proposes to perform our Scope of Basic Services as described herein based on a **lump sum fee basis for a total fee of $69,695.00,** as summarized below.

Doucet Labor Fee	$ 65,140.00
Doucet Expenses (Travel, Print, Model)	$ 1,805.00
Cox McLain Environmental	$ 2,750.00
Total	$ 69,695.00

Attachments 2 and 3 provide the Doucet labor and expense breakdown for the compensation for Basic Services and the CMEC proposal.

SCHEDULE

Doucet proposes the following milestone schedule:

1. Submit draft Preliminary Engineering Report with exhibits to COSM within two (2) months upon COSM issuing written Notice to Proceed (NTP) with preliminary design services and COSM provision of project area base information.
2. Submit final Preliminary Engineering Report with exhibits to COSM within one (1) month of receipt of all COSM review comments.

SPECIAL CONDITIONS

1. Doucet will not be responsible for delays caused by COSM review or addressing additional comments requested by reviewer(s).

DOUCET
& ASSOCIATES

2. Should COSM request changes to the above-defined Scope of Basic Services or if additional services are requested, all incurred costs shall be billed on a time and materials basis. An estimate of additional costs will be provided and approved prior to proceeding with the project. Work shall not proceed until a Notice to Proceed has been issued by the COSM.

Thank you for providing this opportunity for Doucet. This proposal is valid for 60 calendar days. If you have any questions, please do not hesitate to contact us at (512) 583-2600.

Sincerely,

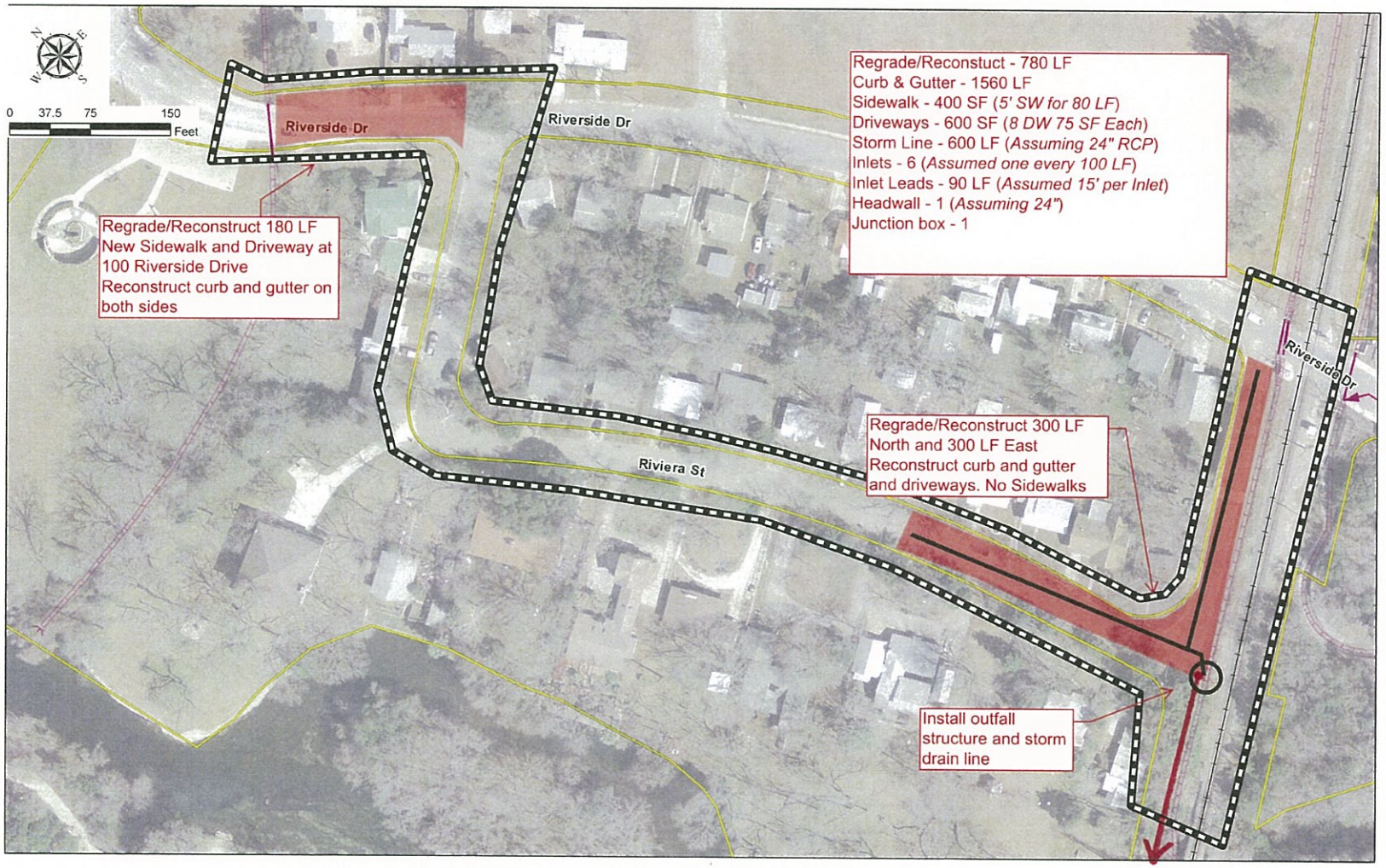
DOUCET & ASSOCIATES, INC.

John R. King

John R. King, P.E.
Senior Project Manager

Attachments
Copy: Duke Altman

Rio Vista Drainage
Storm



ATTACHMENT 1

ATTACHMENT 2
Expense and Labor Fee
Rio Vista CDBG-DR Improvement Project
Preliminary Design (30% Design Completion) Engineering and Environmental Services

	Tasks	Principal Engineer ($250/Hr.)	Sr. Proj. Mngr. ($230/Hr.)	Proj. Engr III($170/Hr.)	Engr. Assoc. II($130/Hr.)	Sr. Civil Tech. ($140/Hr.)	Civil Tech. ($125/Hr.)	Sr. Operations Assnt. ($100/Hr.)	Task Budget
	Task 1: Preliminary Engineering (30% Design)								
1	**Project Management and QA/QC**								
a.	coordinate Doucet work with COSM PM (3 months);		2					2	$ 660.00
b.	prepare/submit monthly status progress reports to COSM PM (3 months);		1.5					1.5	$ 495.00
c.	coordinate Doucet work with CMEC (3 months);		0.5	2				1	$ 555.00
d.	perform and document internal QAQC of Doucet and sub-consultant submittals:								
	(1) PCSWMM models;	5							$ 1,250.00
	(2) exhibits (10 sheets);	5							$ 1,250.00
	(3) report;	6							$ 1,500.00
	(4) CMEC environmental report.		1	2					$ 570.00
e.	address COSM QA/QC review comments of draft PER and exhibits.		1	3		4		1	$ 1,400.00
2.	**Meetings**								
a.	Attend project utility coordination meeting with COSM staff by conference call (1 meeting);			2					$ 340.00
b.	Attend project meeting with COSM staff to discuss review comments of draft PER/exhibits by conference call (1 meeting);		1	2					$ 570.00
3.	**Tasks**								
a.	Use of Public Records, As-Builts and Lidar Data:								
	(1) gather and review available information;		3	7					$ 1,880.00
	(2) perform site reconnaissance.			4		4			$ 1,240.00
b.	Permitting								
	(1) Coordinate CMEC identification of environmental approval/permit requirements;		0.5	1					$ 285.00
c.	Modeling:								

ATTACHMENT 2
Expense and Labor Fee
Rio Vista CDBG-DR Improvement Project
Preliminary Design (30% Design Completion) Engineering and Environmental Services

(1) Atlas 14 Q2-Q100 existing conditions model:								
(a) review existing PCSWMM models and available hydrologic/hydraulic information;		3		7				$ 1,600.00
(b) modify existing PCSWMM model to include Atlas 14 rainfall values to develop existing conditions models (2 areas);		7		13				$ 3,300.00
(2) Atlas 14 Q2-Q100 proposed conditions models of proposed drainage improvements (2 areas):								
(a) Area F.1: Northern Intersection of Riviera St. and Riverside Dr. to Riverside Dr. Creek Crossing		7		21				$ 4,340.00
(b) Area F.2: Southern Section of Riviera St. to RR Crossing Drainage Channel		7		21				$ 4,340.00
(3) sizing of proposed drainage improvements:								
(a) Area F.1: Northern Intersection of Riviera St. and Riverside Dr. to Riverside Dr. Creek Crossing								
i. regrade/reconstruct intersection and 180' of Riverside Dr. to creek crossing, pavement, C&G, sidewalk, driveway;		0.5	8					$ 1,475.00
ii. reconstruct ex. curb cut in Riverside Dr. C&G at creek crossing;		0.5	8					$ 1,475.00
iii. Identify drainage easement requirements;		0.5	4		1			$ 935.00
(b) Area F.2: Southern Section of Riviera St. to RR Crossing Drainage Channel								
i. regrade/reconstruct 600' of Riviera St, new C&G, driveways;		0.5	8					$ 1,475.00
ii. Construct new SD curb inlets and collector and junction box at SW corner of Riviera Street;		1.5	8					$ 1,705.00
iii. construct SD outfall pipe and outfall structure at riverto parallel ex. RR north drainage channel;		1.5	8		2			$ 1,985.00
iv. Identify drainage easement requirements;		2	8					$ 1,820.00

ATTACHMENT 2
Expense and Labor Fee
Rio Vista CDBG-DR Improvement Project
Preliminary Design (30% Design Completion) Engineering and Environmental Services

4.	**Deliverables**								
a.	Monthly Status Report: prepare and submit status reports (3 months);		2	2				1	$ 900.00
b.	Preliminary Engineering Report (PER):								
	(1) H&H modeling;		24	4		4		3	$ 7,060.00
	(2) environmental and permit requirements;		0.5	3				0.5	$ 675.00
	(3) proposed drainage improvements and project schedules;		0.5	5				2	$ 1,165.00
	(4) preliminary opinions of construction costs and quantities;		0.5	3				0.5	$ 675.00
	(5) scope of final design survey and SUE investigations;		0.5	2					$ 455.00
	(6) required easement/ROW acquisition;		1	4		4		0.5	$ 1,520.00
	(7) potential utility conflicts;		3	6		5		1	$ 2,510.00
	(8) other design considerations.		4	8				0.5	$ 2,330.00
c.	PER Exhibits (10 sheets):								
	(1) project area map (1 sheet);			0.5		4			$ 645.00
	(2) drainage study maps (5 sheets);		10						$ 2,300.00
	(3) Area F.1 improvements plan (1 sheet);		2	4		12			$ 2,820.00
	(4) Area F.2 improvements plan (1 sheet);		2	4		12			$ 2,820.00

ATTACHMENT 2
Expense and Labor Fee
Rio Vista CDBG-DR Improvement Project
Preliminary Design (30% Design Completion) Engineering and Environmental Services

(5) miscellaneous details (2 sheets);		2	4		12			$	2,820.00
Subtotal of Labor Manhours and Costs	16.0	93.5	124.5	62.0	64.0	0.0	14.5	**$**	**65,140.00**
					Expenses:				
					Travel Expenses			$	85.00
					Print Expenses			$	280.00
					Modeling Program			$	1,440.00
					CoxMcLain Environmental			$	2,750.00
					Total Expenses			**$**	**4,555.00**
					TOTAL FEE			**$**	**69,695.00**
Engineering Expenses:									
Travel: 70 miles x 2 visits x $0.58/mi = $85									
Prints: 10 shts x 6 sets x $3/sht + $100 (report) = $280									

ATTACHMENT 3

COX | McLAIN
Environmental Consulting

August 12, 2020

John King
Doucet & Associates
7401B Highway 71 West
Suite 160
Austin, TX 78735

Re: CMEC Proposal for a Permit Commitment Review and Schedule Outlook for the proposed Rio Vista Flood Improvements Project

Mr. King:
Cox|McLain Environmental Consulting, Inc. (CMEC) is pleased to submit this proposal to provide environmental services for the above referenced project. Services to be provided include a brief summary memo regarding potential environmental permitting commitments and related schedule considerations. The analysis and summary will be based on the attached exhibit, which generally presents the current understanding of the proposed improvements.

The summary and schedule will assess reasonable variations in the potential project (e.g., extents of impacts) and how those would affect permit commitments. The assessment will also consider the potential for the project to be locally funded or to have federal funding and/or oversight.

These assessment will be carried out based on desktop analysis of known resources in the area and current regulatory guidance. These services do not include agency coordination or field verification of project site conditions. The findings of this assessment will be presented in memo format (electronic file), and CMEC will respond to client comments on the draft memo.

The services described above will be provided for a lump sum fee $2,750.00. The total fee is payable on delivery of the final memo. If this agreement is acceptable to you, please sign and return one copy for our files.

Sincerely,

Walt Meitzen

Accepted by:

_____

_____
(Print Name)
for Doucet & Associates
Date: _____

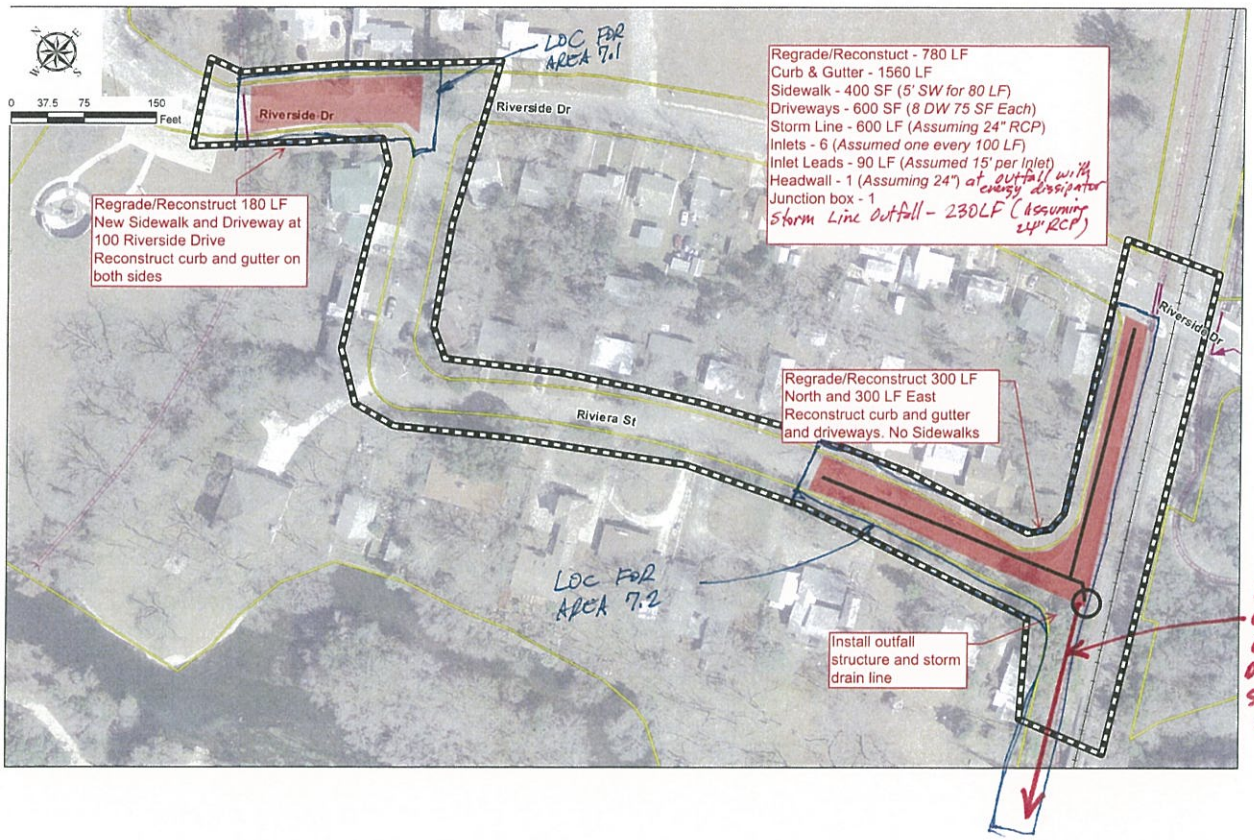
Approved by:

_____

_____
(Print Name)
for Cox|McLain Environmental
Date: _____

Rio Vista Drainage
Storm

8/6/2020
JRK



DRAINAGE OUTFALL CONDUIT TO OUTFALL STRUCTURE AT RIVER

File #: Res. 2020-200R, **Version:** 1

AGENDA CAPTION:
Consider approval of Resolution 2020-200R, approving an Interlocal Agreement between Texas State University and the City for the implementation of restoration work in the Sessom Creek Natural Area funded through the Texas State University Watershed Protection Plan Program; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.
Meeting date: September 15, 2020

Department: Engineering/CIP

Amount & Source of Funding
Funds Required: None
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: None

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

Sustainability

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 - Natural Resources necessary for community's health, well-being, and prosperity secured for future development

☐ 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 City is implementing a portion (subtasks 3 - 6) of the Texas State University Watershed Protection Plan grant. The grant consists of all in-kind non-federal match with $75,175 federal cash grant. The grant goals are to remove invasive plants and plant native vegetation throughout the Sessom Creek Natural Area. Primary benefits include increased habitat availability for native plants and animals, as well as improved water quality for the San Marcos River as a result of increased hillside stability.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommend approval of this agreement.

RESOLUTION NO. 2020-200R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY AND TEXAS STATE UNIVERSITY FOR THE IMPLEMENTATION OF RESTORATIVE WORK IN THE SESSOM CREEK NATURAL AREA FUNDED THROUGH THE TEXAS STATE UNIVERSITY WATERSHED PROTECTION PLAN PROGRAM; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE THIS AGREEMENT ON BEHALF OF THE CITY; AND DECLARING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

PART 1. The Interlocal Agreement with Texas State University for the implementation of restorative work in the Sessom Creek Natural Area funded through the Texas State University Watershed Protection Plan attached hereto as Exhibit A is approved.

PART 2. The City Manager or his designee is authorized to execute the Interlocal Agreement on behalf of the City.

PART 3. This resolution shall be in full force and effect immediately from and after its passage.

ADOPTED on September 15, 2020.

Jane Hughson
Mayor

Attest:

Tammy K. Cook
Interim City Clerk

WATERSHED PROTECTION PLAN PROGRAM
INTERLOCAL CONTRACT No. XXXX-XXXX
BETWEEN THE
CITY OF SAN MARCOS
AND
TEXAS STATE UNIVERSITY
FOR WATERSHED PROTECTION PLAN PROGRAM FUNDING

This INTERLOCAL CONTRACT for program funding associated with the Watershed Protection Plan Program ("Funding Contract") is made and entered into under the Interlocal Cooperation Act, Chapter 791, Texas Government Code, by and between TEXAS STATE UNIVERSITY ("UNIVERSITY"), a political subdivision of the State of Texas, with its principal place of business located at 601 University Drive, San Marcos, Texas 78666, and the CITY OF SAN MARCOS ("COSM"), a municipal corporation, with its principal place of business located at 630 East Hopkins, San Marcos, Texas 78666. UNIVERSITY and the COSM are each referred to hereinafter as a "Party," and collectively as the "Parties."

AGREEMENT

For and in consideration of the mutual promises and benefits contained herein, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

ARTICLE I
PURPOSE

In accordance with the Upper San Marcos River Watershed Protection Plan Implementation – Restoration for the Sessom Creek Natural Area and Outreach and Education Programs, Texas Commission on Environmental Quality Contract Number 582-20-11897 (WPP), the purpose of this Funding Contract is to agree that funding, up to $75,175, provided to UNIVERSITY through the WPP for the development of a Best Management Practice ("BMP") in the COSM Sessom Creek Natural Area, as described in the WPP, will be provided to the COSM to reimburse COSM expenditures (up to $75,175) in the design and construction of said BMP; and as being the responsibility of the COSM as more specifically set out in the WPP.

ARTICLE II
TERM

This Funding Contract shall commence and be effective on *October 1, 2020*, ("Effective Date") and shall remain in effect through *February 28, 2023*, unless sooner terminated

in accordance with Article VII.

ARTICLE III
PROGRAM REQUIREMENTS

A. During the term of this Funding Contract, in accordance with WPP, Task 3, Task 4, and Task 5, Parties will oversee Riparian and Upland Restoration activities including invasive plant removal; Stream Restoration including revegetation and riparian buffers; and installation of a vegetative filter strip. Informational signage at each project site will include information about the watershed, NPS, water quality threats, city efforts and resources for the general public, green infrastructure, and watershed stewardship activities.

B. The COSM will faithfully comply with WPP, Subtasks 3.2, 3.3, 3.4, 3.5, 3.6 (partial), 4.1, 4.2, 4.3, 5.1, 5.2, 5.3 and 5.4, as described below.

Subtask 3.2: Riparian and Upland Zone Restoration Design — COSM, in partnership with SMGA and Hays County Master Naturalists, will develop a site plan for restoring the designated project area, including revegetation, mulching, brush dams, and other identified BMPs. Trail and signage placement and a maintenance schedule will be included in the design report.

Subtask 3.3: Solicit Bids for Invasive Plant Removal, Treatment, and Native Revegetation — COSM will develop and secure bids for the removal and treatment of invasive, non-native vegetation and revegetation of the designated project area from qualified contractors. A subcontract will be issued.

Subtask 3.4: Removal of Invasive Plants — COSM, through hiring a subcontractor and in partnership with SMGA and volunteers, will remove invasive and other non-native plants from the riparian and upland zones throughout the designated project area.

Subtask 3.5: Restoration of Riparian and Upland Zone — COSM, through hiring a subcontractor and in partnership with SMGA and volunteers will utilize the restoration design in Subtask 3.2 to complete the riparian and upland zone restoration throughout the designated project area. Activities will include planting vegetation and seeds, mulching, placement of brush dams, and other BMPs as identified in the design report. COSM will provide a progress report on the riparian and upland restoration, including photographs, to TCEQ.

Subtask 3.6 (partial): Riparian and Upland Restoration Task Report — COSM will

provide a report summarizing activities completed under WPP tasks 3.2-3.5 to be used by the UNIVERSITY in completion of the full Task 3 Report.

Subtask 4.1: Vegetation Design — COSM will provide a stream bed and bank and riparian buffer vegetation plan. The vegetation plan will include technical specifications detailing how the bank will be revegetated to minimize erosion.

Subtask 4.2: Install Stream Vegetation — COSM will coordinate volunteers to install plants according to the vegetation design plan. COSM will provide a progress report on the installation, including photographs, to TCEQ.

Subtask 4.3: Streambank Restoration Task Report — COSM will provide a report summarizing activities completed under Task 4.

Subtask 5.1: Design Vegetative Filter Strip — COSM, in coordination with the HCP, will prepare designs for a vegetative filter strip in the Windmill Tributary watershed. The vegetative filter strip will be located immediately downstream of existing development and be designed to infiltrate stormwater runoff. All proposed work is outside of the drainageway and on city-owned property.

Subtask 5.2: Solicit Bids for Forestry Mulcher — COSM will develop and secure bids for a forestry mulcher from qualified contractors to support installation of filter strips. A subcontract will be issued.

Subtask 5.3: Build the Vegetative Filter Strip — COSM, in coordination with the HCP, will install the vegetative filter strip. COSM will provide progress reports on the vegetative filter strip installation, including photographs, to the UNIVERSITY for submission to TCEQ. COSM will require the HCP to provide supervision and progress reports during installation.

Subtask 5.4: Vegetative Filter Strip Task Report — COSM, in coordination with the HCP, will provide a report summarizing activities completed under Task 5, including a detailed account and photo documentation of the installation of the vegetated filter strip.

The COSM, in coordination with project partners, as well as, the stakeholder committee will assess the potential sites and BMPs to ensure that minimum criteria for pollutant removal and quality assurance will be met (using existing WPP and WQPP information and the TCEQ Edwards Aquifer Technical Guidance Manual on Best Management Practices information to calculate pollution removal, as well as calculations provided in the WPP and WQPP). BMP Design

Reports will be submitted to TCEQ.

ARTICLE IV
PERFORMANCE

A. The COSM/UNIVERSITY agree to devote their diligent and professional efforts and abilities to implement Subtasks 3.2, 3.3, 3.4, 3.5, 3.6 (partial), 4.1, 4.2, 4.3, 5.1, 5.2, 5.3 and 5.4, and the Deliverables shown here, and for which Program Funding has been approved in accordance with the WPP.

- **3.2** - Draft and Final Riparian Zone Restoration Design Plan
- **3.3** - Documentation of invasive plant removal, treatment, and native revegetation bid
- **3.3** - Documentation of invasive plant removal, treatment, and native revegetation subcontract
- **3.4** - Documentation of invasive plant removal, including photographs
- **3.5** - Progress report on riparian and upland restoration, including photographs
- **3.6 (partial)** - Draft and Final Riparian and Upland Restoration Task Report
- **4.1** - Draft and Final Streambank Vegetation Design Report
- **4.2** - Progress report on vegetation installation, including photographs
- **4.3** - Draft and Final Streambank Restoration Task Report
- **5.1** - Draft and Final Vegetative Filter Strip Design Report
- **5.2** - Documentation of forestry mulcher bid
- **5.2** - Documentation of forestry mulcher subcontract
- **5.3** - Progress reports on vegetative filter strip installation, including photographs
- **5.4** - Draft and Final Vegetative Filter Strip Task Report

B. It shall be the COSM/UNIVERSITY responsibility to ensure that each Subtask is completed in accordance with the schedules, budgets, descriptions and specifications contained in the approved WPP.

C. When implementing the Conservation Measures, the COSM will be responsible for its contractors in all respects including their compliance with applicable laws and their safety, including without limitation, all Occupational Safety and Health Administration (OSHA) standards, requirements, and regulations.

D. The COSM warrants that it will implement the Subtasks described in the

approved WPP in a good and workmanlike manner, strictly in accordance with the standards of the associated scopes of work and with the purpose and intent to achieve full compliance with the requirements of the approved WPP.

ARTICLE V
INVOICING AND REIMBURSEMENTS

A. The COSM shall submit only a final invoice to UNIVERSITY upon completion of the WPP Subtasks 3.2, 3.3, 3.4, 3.5, 3.6 (partial), 4.1, 4.2, 4.3, 5.1, 5.2, 5.3 and 5.4. The invoice packet shall contain, at a minimum:

(1) a progress report, attached here to in template form as provided in Exhibit A, attached here to, which will contain:

- a description of the grant contract work completed during the billing cycle, by each COSM contractor or subcontractor, as appropriate, within each Conservation Measure set out in Article III.B.;
- documentation of compliance with the work schedule as it relates to achievement of WPP goals;
- a discussion of any issues or problems that may result in an adjustment of the approved Conservation Measure budget or the total amount of Program Funding requested in the approved WPP;

(2) documentation of all costs and expenses incurred during the billing cycle, including copies of all invoices from the COSM contractors or subcontractors, including supporting documentation; and

(3) an invoice summary sheet signed by an authorized COSM representative (staff member) that such invoices have been approved for payment by the COSM.

B. The final invoice packet will be submitted electronically in Adobe Acrobat (pdf) format via email to the Funding Contract PI.

C. Upon review and acceptance of the final invoice packet, UNIVERSITY agrees to reimburse the COSM for all costs and expenses incurred for all work performed to implement the Conservation Measures set out in Article III.B. However, in no event shall reimbursement to the COSM exceed the amounts depicted in the current WPP ($75,175), unless amended in accordance with Article V. UNIVERSITY will not be held accountable for any work performed or funds spent by the COSM which are not consistent with the current approved WPP.

D. UNIVERSITY will reimburse funds to the COSM within 30 days of receipt and approval of a completed invoice packet.

ARTICLE VI
LIMITATIONS ON FUNDING

No costs or expenses of the COSM may be reimbursed under this Funding Contract to:

A. fund the costs of any employee of the City of San Marcos/Texas State University, except as may be authorized under Section 5.6.5.2 of the FMA;

B. fund any of the City of San Marcos/Texas State University administrative costs, including, but not limited to overhead or any form of management, administration, research, planning, engineering, or legal services performed by an employee of the City of San Marcos/Texas State University; or

C. for purchase of alcoholic beverages

ARTICLE VII
TERMINATION

This Funding Contract may be terminated at any time by delivery of written notice of termination by either Party to the other Party. The termination of this Funding Contract shall be effective 90 days after the date of the notice of termination unless the Parties jointly agree otherwise in writing. Upon receipt of such termination notice, the COSM shall immediately stop all work in progress. Insofar as possible, all work in progress will be brought to a logical termination point or the date notice of termination was received, whichever is later. Within 120 days after the date of the notice of termination, and as long as consistent with the approved WPP, UNIVERSITY shall pay the COSM, all moneys then due and owing for the rendered work to be performed hereunder, costs and expenses reasonably incurred up to the logical termination point. Upon receipt of a termination notice, the COSM shall, within sixty (60) days, deliver or make copies available to the UNIVERSITY, all data, drawings, specifications, reports, estimates, summaries, and such other information and materials as may have been cumulated by the COSM in the performance of this Funding Contract, whether completed or in process.

ARTICLE VIII
GENERAL

A. Entire Funding Contract; Modification. This Funding Contract and the attached exhibits constitute the entire agreement between the Parties relating to the rights granted and the obligations assumed herein. There are no representations, warranties, agreements or commitments between the Parties hereto except as set forth herein. Any oral representations, modifications, or amendments concerning this Funding Contract shall be of no force or effect. No representations, modifications, or amendments to this Funding Contract shall be binding on the Parties unless in writing, properly approved, and signed by both Parties. This Funding Contract may be amended only by written agreement of all of the Parties. No change, amendment, or modification of this Funding Contract will be made or be effective that will cause this Funding Contract to diverge from or create an inconsistency with any WPP Program Document.

B. Counterparts. This Funding Contract may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

C. Succession and Assignment. The provisions of this Funding Contract shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns; provided, however, neither Party may assign any of its rights or delegate any of its duties hereunder without written consent from the other Party.

D. Applicable Law; Venue. This Funding Contract is deemed to have been made in and to be performable in the State of Texas and shall be construed in accordance with and governed by the laws of the State of Texas. It is specifically agreed among the Parties that in the event that any legal proceeding is brought to enforce this Funding Contract or any provision hereof, the same will be brought in the county in which the principal administrative offices of the Defendant are located.

E. Headings. The heading and captions of the various sections of this Funding Contract are for convenience and descriptive purposes only and shall not be used to interpret or construe its provisions, nor alter or affect the terms and conditions of this Funding Contract.

F. Interpretation. This Funding Contract or any portion thereof shall not be interpreted.

G. Legal Authority; Approval by the Parties. The Parties each affirm and certify that they have the legal authority to enter into this Funding Contract, and that their execution of this Funding Contract has been duly authorized by action of their governing bodies as required by Section 791.0ll(d) (1), Texas Government Code; and that each

Party has taken all necessary official action to approve this Funding Contract. Each Party to this Funding Contract represents to the others that it is empowered by law to execute this Funding Contract and other agreements and documents and to give such approvals, in writing or otherwise, as are or may hereafter be required to accomplish the same.

H. Severability. The invalidity of any provision or provisions of this Funding Contract shall not affect any other provision of this Funding Contract, which shall remain in full force and effect, nor shall the invalidity of a portion of any provision of this Funding Contract affect the balance of such provision.

I. Waiver. Notwithstanding anything to the contrary contained in this Funding Contract, any right or remedy or any default under this Funding Contract, except the right of a Party to receive the payments from another Party, which will never be determined to be waived, will be deemed to be conclusively waived unless asserted by a proper proceeding at law or in equity within four (4) years after the occurrence of such default. No waiver or waivers of any breach or default (or any breaches or defaults) by any Party hereto or of the performance by any other Party of any duty or obligation hereunder will be deemed a waiver thereof in the future, nor will any such waiver or waivers be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, character or description, under any circumstances. Termination of this Funding Contract for breach shall not constitute a waiver of any rights or remedies available at law or in equity to a Party to redress such breach. All remedies, either under this Funding Contract or at law or in equity or otherwise available to a Party, are cumulative and not alternative and may be exercised or pursued separately or collectively in any order, sequence or combination. In addition, to these provisions, applicable provisions of this Funding Contract shall survive any termination of this Funding Contract.

J. Exhibits. The Exhibits, schedules and/or other documents attached hereto or referred to herein, are incorporated herein and made a part of this Funding Contract for all purposes. As used herein, the expression "Funding Contract" means the body of this Contract and such attachments, Exhibits, schedules and/or other documents, and the expressions "herein," "hereof," and "hereunder" and other words of similar import refer to this Funding Contract and such attachments, exhibits, schedules and/or other documents as a whole and not to any particular part or subdivision thereof.

K. Attorneys' Fees; Costs. If any legal action, arbitration or other proceeding is brought for the enforcement of this Funding Contract or because of an alleged breach or default relating to this Funding Contract, the successful or prevailing party shall be

entitled to recover reasonable costs incurred, including but not limited to attorneys' fees, in such action or proceeding in addition to any other relief to which it or they may be entitled.

L. No Third Party Beneficiary; No Partnership. This Funding Contract is not intended to confer any rights, privileges or causes of action upon any third party other than the Parties to this Funding Contract. The Parties understand and agree that this Funding Contract does not create a fiduciary relationship between them, they are separate entities, the COSM is an independent contractor with respect to the Program Activities to be implemented hereunder and is not subject to the direct or continuous control and supervision of the UNIVERSITY. Nothing in this Funding Contract is intended or will be construed to constitute either Party as a subsidiary, joint venturer, partner, employee, servant, representative, or other agent of the other Party for any purpose whatsoever. Nor will either Party have the authority to bind the other in any respect. Each Party will remain an independent contractor responsible for its own actions except as otherwise specifically provided herein. UNIVERSITY shall have no right of direction or control of the COSM, or its employees and agents, except as to the results to be obtained, and in a general right to order the implementation of the Program Activities to start or stop as agreed to herein, to inspect the progress of the implementation of the Program Activities to be performed, and to receive reports. The COSM shall accommodate reasonable requests from the UNIVERSITY to allow UNIVERSITY employees, agents or representatives to accompany and observe the implementation of the Program Activities as described in each approved WPP.

M. Payment from Current Revenues. Pursuant to Section 271.903(a), Texas Local Government Code, this Funding Contract is conditioned upon, and the UNIVERSITY agrees to use its best efforts to obtain and appropriate funds for the payment of all payments and obligations due under the terms of this Funding Contract. The COSM acknowledges and agrees that all payments and other obligations due under the terms of this Funding Contract shall be deemed to be the commitment of the EAA's current revenues only. Moreover, the COSM acknowledges that pursuant to Section 791.011 (d)(3), Texas Government Code, UNIVERSITY must make any payments made under this Funding Contract only from current revenues available to the UNIVERSITY. The COSM will not have the right to demand payment by the UNIVERSITY from any funds raised or to be raised by taxation and the UNIVERSITY's obligation under this Funding Contract will never be construed to be a debt of the UNIVERSITY of such kind as to require it under the Constitution and laws of the State to levy and collect an ad valorem tax to discharge such obligation, and that UNIVERSITY will not be obligated to provide funding beyond the sources and limitations identified in the approved WPP.

N. Informal Negotiations; Mediation. In the event any controversy arising under this Funding Contract is not resolved by informal negotiations between the Parties within 30 days after any Party requests negotiations, then, upon the request of any Party, the controversy will be referred to mediation, which process will be governed by the Texas Civil Practice and Remedies Code, Chapter 154, as may be amended, or its successor statute. Failing identification of a mutually acceptable mediator, the mediation will be conducted by the University of Texas School of Law Center for Public Policy Dispute Resolution. The mediation process will continue until the controversy is resolved, the mediator makes a finding that there is no possibility of settlement through mediation, or either Party chooses not to continue further. All costs and expenses of the mediation (including the mediator's fees) will be shared equally by the Parties involved in the mediation, provided however, that costs incurred by each Party will be costs solely of such Party.

0. Force Majeure. If by reason of Force Majeure any Party hereto will be rendered unable wholly or in part to carry out its obligations under this Funding Contract, then if such Party will give notice and full particulars of such Force Majeure in writing to the other Party within a reasonable time after the occurrence of the event or cause relied on, the obligation of the Party giving such notice, so far as its performance is prevented by such Force Majeure, will be suspended during the continuance of the inability then claimed, but for no longer period, and any such Party will endeavor to remove or overcome such inability with reasonable dispatch. The term "Force Majeure" as employed herein will mean acts of God, strikes, lockouts or other industrial disturbances, acts of public enemy, orders of any kind of the Government of the United States or the State of Texas, regulatory restrictions imposed on the UNIVERSITY by the Texas Legislature, any civil or military authority, insurrection, riots, epidemics, landslides, lightning, earthquake, fires, hurricanes, tornados, blue northers, storms, floods, washouts, any drought, restraint of government and people, civil disturbances, explosions, extraordinary breakage or accidents to machinery, pipelines or canals, partial or entire failure of water supply, or on account of any other causes to the extent not reasonably within the control of the party claiming such inability. The Parties acknowledge that nothing in this provision affects the authority of the Service to suspend or revoke the Permit, either partially or in its entirety, as to the Party experiencing the inability or as to all Parties.

P. Remedies. The Parties recognize that failure in the performance of any Party's obligations hereunder may not be measurable solely in money damages. Each Party therefore agrees in the event of any default on its part that each Party will have available to it, in addition to all other legal remedies, the equitable remedy of mandamus and/or specific performance. It is the intent of the Parties to this Funding

Contract that any default may be subject to the remedy of mandamus and/or specific performance to the extent that mandamus and/or specific performance is possible under the existing circumstances.

Q. Default - Notice and Opportunity to Cure. If any Party fails to perform any obligation or make any payment in the required amount when due under this Funding Contract, the other Party may, without prejudice to any other right or remedy it may have under this Funding Contract, provide written notice of default to the nonperforming Party. The nonperforming Party has 60 days from receipt of the notice within which to remedy the default.

R. Rights Regarding Books and Records. Each Party will permit the other Party upon reasonable notice to examine and copy all the books and records kept by the Party regarding this Funding Contract. In addition, upon reasonable prior written notice to the other Party, any Party may conduct a complete audit of the books and records kept by the Party regarding this Funding Contract and the approved WPP as well as upon the information and documentation used to prepare the books and records. Any such audit will be at the requesting Party's sole expense and will be prepared by a certified public accounting firm. If the audit report discloses actual errors in the books and records such that the charges assessed to the other Party are in error, then such error will be corrected for the period up to four years from the date the erroneous charge was paid and all payments reconciled over the subsequent twelfth month period beginning with the audited Party's fiscal year. If the error identified in the audit is greater than the cost of the audit, the audited Party will reimburse the requesting Party the cost of the audit.

S. Assumption of the Risk; Indemnification. The COSM shall assume all risks associated with its contractor's performance of the Program Activities associated with the approved WPP under this Funding Contract and shall waive any claim against the UNIVERSITY and other participants for damages arising out of the performance of such. Additionally, to the fullest extent allowed by law, the COSM agrees on behalf of itself and its successors and assigns to defend, save and hold harmless UNIVERSITY and their officers, directors, and employees from and against any and all claims, losses, expenses, costs, demands, judgments, causes of action, suits, and liability for personal injury or property damage (including but not limited to all costs of defense, such as fees and charges of attorneys, expert witnesses, and other professionals and all court or other dispute resolution costs) resulting from the negligence or other wrongful acts or omissions of the COSM or an officer, director, employee, contractor, or subcontractor of the COSM in the performance or implementation of the Program Activities associated with the approved WPP associated with this Funding Contract.

T. Ownership and Disclosure of Materials.

(1) All information, documents, property and materials produced, created or supplied under this Funding Contract by the COSM/UNIVERSITY, its employees, agents, contractors, or subcontractors or anyone else, and whether finished or unfinished or in draft or final form, will be the property of the COSM/UNIVERSITY. Said materials shall be provided upon request for archival purposes, for the development of the WPP administrative record, and to reflect the COSM/UNIVERSITY work performed, including after expiration or termination of the Funding Contract.

IN WITNESS WHEREOF, the Parties have executed this Interlocal Contract in duplicate counterparts, both having equal force and effect, as of the date first above written.

FOR THE CITY OF SAN MARCOS:

_____	_____
Bert Lumbreras City Manager	Date

ATTEST:	APPROVED AS TO FORM:
_____	_____
Tammy Cook City Clerk	Michael J. Cosentino City Attorney

FOR TEXAS STATE UNIVERSITY:

_____	_____
Dan Alden Director of Procurement and Strategic Sourcing	Date

ATTEST:

By: _____

_____ _____

Printed Name and Title Date

EXHIBIT A
PROGRESS REPORT EXAMPLE TEMPLATE

Date:
WPP Measure(s) Addressed:
Task Number:
Invoice Number:
Invoice Period: mm/dd/yyyy to mm/dd/yyyy

1. Services Performed During the Invoice Period

Describe the activities that were performed for each Conservation Measure during the invoice period.

Conservation Measure 1.	**Complete an assessment for the removal of an in-channel sediment island and stands of Arundo cane**
Conservation Measure 2.	**Complete a plan for re-vegetating targeted in-stream areas**

2. Schedule Issues

Describe the status of the project progress, identifying which activities, if any, are behind schedule.

3. Budget Issues

File #: Res. 2020-201R, **Version:** 1

AGENDA CAPTION:
Consider approval of Resolution 2020-201R, authorizing the City Manager to negotiate and sign an Interlocal Agreement between the City and the San Marcos Consolidated Independent School District (SMCISD) providing for the City to pay the district $98,925 from the funds the City anticipates receiving under the Coronavirus Aid, Relief and Economic Security ("CARES") Act to be used for the purchase of technology devices for use by SMCISD Students; and declaring an effective date.

Meeting date: September 15, 2020

Department: City Manager and Finance Office

Amount & Source of Funding
Funds Required: $98,925
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: Passage of Emergency Declaration

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 Texas Education Agency (TEA) created the Coronavirus Relief Fund (CRF) to support the bulk purchase of technology devices by school districts to serve students who are learning remotely.

Staff was recently contacted by San Marcos Consolidated Independent School District (SMCISD) officials about an opportunity from TEA for them to receive additional State CRF matching funds if they receive partial funding from their local City's Coronavirus Aid, Relief and Economic Security Act (CARES) for TEA's bulk order program for additional technology devices.

The school district is requesting to partner with the City to receive $98,925 of the City's CARES funding to be used as part of this program with TEA.

Staff checked with the Texas Department of Emergency Management (TDEM) to confirm that this is an acceptable use of funds from the $3.6 Million the City was awarded under the CARES Act.

The TDEM representative confirmed this is an acceptable use.

Council is being asked to consider approval of this request if the City receives funding for this purpose from the CARES Act funding source.

If Council supports this partnership, the City Manager will negotiate and execute an interlocal agreement with the school district for this purpose.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Adopt the Interlocal Agreement

RESOLUTION NO. 2020-201R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND SIGN AN INTERLOCAL AGREEMENT BETWEEN THE CITY AND THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT (SMCISD) PROVIDING FOR THE CITY TO PAY THE DISTRICT $98,925 FROM FUNDS THE CITY ANTICIPATES RECEIVING UNDER THE CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY ("CARES") ACT TO BE USED FOR THE PURCHASE OF TECHNOLOGY DEVICES FOR USE BY SMCISD STUDENTS; AND DECLARING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

PART 1. The city manager is hereby authorized to negotiate and sign an Interlocal Agreement with the San Marcos Consolidated Independent School District for the provision of technology devices to be used by students of the District with payment to be made by the city to the District in the estimated amount of $98,925 with funds the city anticipates receiving under the Coronavirus Aid, Relief, and Economic Security ("CARES") Act.

PART 2. This resolution shall be in full force and effect immediately from and after its passage.

ADOPTED on September 15, 2020.

Jane Hughson
Mayor

Attest:

Tammy K. Cook
Interim City Clerk

A Guide to Operation Connectivity:
How Municipalities and Counties Can Help

Texas Education Agency

1.8 million students lack technology to learn from home

With the rise of COVID-19 in Texas, **remote learning has become an essential** part of schools' academic offering. Yet, it is estimated that **over 1.8 million students in Texas lack the connectivity technology to learn from their homes.** This connectivity gap is a significant barrier to academic success and economic empowerment for these students.

In response to this critical need, Governor Abbott and Texas legislative leaders have allocated $200M in CARES Act Coronavirus Relief Fund (CRF) funding to match $200M in local district funding. This combined $400M in bulk buying power will be used to cover the purchases of internet solutions such as hotspots and e-learning devices for Texas' School districts, with the goal of providing connectivity technology for all students who would not otherwise have them.

$200M in CARES Act CRF funding + **$200M** in local district funding = **$400M** bulk buying power for connectivity technology

1 million e-learning devices

The Operation Connectivity bulk order program may leverage the majority of these funds to put over 1 million e-learning devices and nearly 500,000 hotspots in students' homes to enable learning, significantly reducing the connectivity gap.

Even with this historic investment, **we may still have hundreds of thousands of Texas students who lack reliable internet access.**

500,000 hotspots

Texas received $11.24 billion in federal CARES Act CRF funding, of which over $5 billion has been given to counties and cities to determine how they should be spent.

$11.24B in CARES Act CRF funding → **$5B** to City and County CRF grants → Allocate some portion to "facilitate distance learning"

LEAs are encouraged to work with their cities and counties to allocate some portion of their local CRF funds to reduce their cost.[1]

Details of the local CRF match reimbursement process are described on the next page.

By assisting school systems with their local match **funding right now**, CRF contributions can enable purchases of devices and hotspots at **steeply discounted rates** that vendors have made available specifically for orders placed through Operation Connectivity.

Local governments will see a **dramatic return on this investment**, including smart procurement, increased access to online learning for students, and access to urgent family telehealth care.

1. U.S. Department of the Treasury's guidance on use of CARES funding lists examples of eligible use of funds, including "Expenses to facilitate distance learning, including technological improvements, in connection with school closings to enable compliance with COVID-19 precautions." Source: Coronavirus Relief Fund Guidance for State, Territorial, Local, and Tribal Governments, Updated June 30, 2020

Local CRF Matching Reimbursement: Information for LEAs

Texas Education Agency

Details of Approach to CRF Matching Reimbursement

Local Education Agencies (LEAs) are eligible for additional state Coronavirus Relief Fund (CRF) fund matching if they receive funding from their local city or county CRF for TEA's bulk order program. TEA will increase its fund matching by $1 for every $1 of local CRF that LEAs receive, up to a maximum of 25% of the expenditure approved and allocated by TEA (based on number of economically disadvantaged students). This matching reimbursement will be executed per the details below.

Examples of CRF matching reimbursement allocations (Figures illustrative)

District A receives no match from local CRF	District B receives 10% match from local CRF	District C receives 25% match from local CRF
• LEA total bulk order: $100,000 • Local CRF contributes: $0 • TEA state CRF fund contributes: $50,000 (LEA base match) + $0 (local CRF match) = $50,000 total • LEA contributes: $50,000	• LEA total bulk order: $100,000 • Local CRF contributes: $10,000 • TEA state CRF fund contributes: $50,000 (LEA base match) + $10,000 (local CRF match) = $60,000 total • LEA contributes: $30,000	• LEA total bulk order: $100,000 • Local CRF contributes: $25,000 • TEA state CRF fund contributes: $50,000 (LEA base match) + $25,000 (local CRF match) = $75,000 total • LEA contributes: $0

Key information about local CRF matching reimbursement process

October 1st Deadline to submit requests for CRF matching reimbursement	LEAs must submit required documentation (see below) by October 1st to be considered for local CRF matching reimbursement and will be reimbursed on a rolling basis. [1]

Process for LEA submission for Local CRF Matching Reimbursement

1. **LEAs submit documentation of local CRF received**
   Documentation submitted by October 1st
2. **TEA reviews documentation and finalized match**
   Matching funds awarded in order of requests received
3. **LEAs receiving CRF matching funds are reimbursed by TEA**
   LEAs notified of grant status and reimbursed by TEA

To submit documentation of any local CRF that has been received, an LEA will provide TEA a completed CRF Reimbursement Application (to be provided) and accompanying documentation that states:

- Date of allocation from city or county
- Amount of allocation
- Purpose of grant (should say TEA bulk order)

The standard application and details of accompanying documentation requirements will be communicated the week of 8/17/2020. Please email customerservice@teabulkorder.com if you have any questions regarding this process.

Note on CARES ESSER Funds

The state has implemented a local matching requirement to this program in that the LEA must pay for an applicable percentage of the total costs of the program. This requires other fund sources available to the LEA to be used to pay for the remaining percentage of the program. This is not an in-kind match.

The LEA may use its CARES Act ESSER Grant allocation, TIMA, and other local sources to be approved later by TEA, in addition to other state and local funding to pay the LEA portion of this program and therefore split the total cost of the connectivity equipment between this program and its ESSER Grant.

LEA local documentation must be maintained to document 1) the percentage paid from the ESSER Grant, 2) inventory records and other appropriate safeguards to protect the equipment are in place, and 3) appropriate internal controls are being implemented.

[1] In the event all $200M of state funds is expended the local CRF match will be awarded on a first come first serve basis.

City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: Ord. 2020-70(b), **Version:** 1

AGENDA CAPTION:
Receive a Staff presentation and hold the second of two public hearings to receive comments for or against Ordinance 2020-70, adopting a budget in the amount of $258,741,410 for the fiscal year beginning October 1, 2020 and ending September 30, 2021; authorizing certain adjustments to the budget with the approval of the City Manager; approving fiscal year 2020-2021 Capital Improvements Program Projects; adopting a fee schedule; including procedural provisions; providing an effective date; consider approval of Ordinance 2020-70 on the second of two readings.
Meeting date: September 15, 2020

Department: Melissa Neel, Assistant Finance Director

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: Visioning Workshop, Budget Policy Workshop, Budget Workshops

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.

☐ Not Applicable

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

Choose an item.

Background Information:

This year's budget totals $258,714,410 and provides an 8.2% or $19.6M increase from fiscal year 2020. The budget proposes a tax rate of 59.30 cents per $100 valuation. This budget is balanced and meets all criteria set forth in the City's Financial Policy

The City Council held Visioning workshops in January to choose their Strategic Initiatives and a Budget Policy workshop in February to formulate the Budget Policy with adoption in March. The Strategic Initiatives and Budget Policy were used to create the base budget and this, along with City Manager recommended additions, was presented to City Council during workshops in May, June and August.

A General Fund user fee adjustment of 2.3% consumer price index for Neighborhood Enhancement, Library, Fire, Police. The Parks and Recreation programs and services fee schedule will be effective January 1, 2021.
General Fund additions include:

- $500K to sworn Fire and Police as agreed upon in the FY19 Meet & Confer
- Personnel funding allocation for all non-civil service employees effective Oct. 1st
- EMS annual funding and expansion of service increase of $533K
- Annual contracted services increase
- Economic development incentive and TIRZ payments increase $7.9M
  $5.7M for 75% of sales taxes generated by the Best Buy call center.
- Three Captains and one Firefighter to complete staffing of new station No.6 funded by voter approved bond proceeds
- Planner
- Historic Preservation Officer 100% dedicated with existing staff
- Two Community Enhancement Technicians and Horticultural Specialist funded by Community Enhancement Fee
- HVAC Service Technician
- Financial Analyst

Electric Fund additions include:

- Complex Meter Technician
- Senior Electrical Engineer
- Electrical Engineering Technician
- Utility Financial Analyst
- Contract Services
- Additional vehicles lease and equipment for new positions
- Professional Development
- Bucket Truck

- Transformer and substation test equipment

Water rate adjustment of 5%, Wastewater rate adjustment of 3%, average monthly bill impact $3.75
Water/Wastewater Fund additions include:

- Water Collection Crew Leader
- Conservation Irrigation Inspector
- Contract Services
- Additional vehicle lease for new positions
- SCAD system upgrades and maintenance
- Tilt camera
- Maintenance skid
- Jet/vacuum truck
- Hydro excavator

Stormwater rate adjustment of 6.5%, average monthly bill impact of $0.78
Stormwater Fund additions include:

- Street sweeper
- Dump truck
- Track hoe

Resource Recovery Rate adjustment of 3%, average monthly bill impact $0.78

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 proposed budget

ORDINANCE NO. 2020-70

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS, ADOPTING A BUDGET IN THE AMOUNT OF $258,714,410 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; AUTHORIZING CERTAIN ADJUSTMENTS TO THE BUDGET WITH THE APPROVAL OF THE CITY MANAGER; ADOPTING A FEE SCHEDULE; APPROVING FISCAL YEAR 2020-2021 CAPITAL IMPROVEMENTS PROGRAM PROJECTS; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

1. The City Charter provides for the City Council to set the time and place of a public hearing on the proposed annual budget for the City, and to cause notice of the hearing and a summary of the budget to be published in a newspaper of general circulation in the City.

2. The City Council set September 1, 2020 and September 15, 2019 as the dates for the public hearings on the budget and directed the staff to publish notice of the public hearings and a budget summary for the City's proposed budget for fiscal year 2020-2021.

3. Notice of the public hearings and budget summary were published in a newspaper of general circulation in the City on August 23, 2020.

4. Two public hearings on the City's proposed budget for fiscal year 2020-2021 were held on September 1, 2020 and September 15, 2021 and all interested persons were given an opportunity at the hearings to be heard for or against any item or the amount of any item contained in the budget.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. The City of San Marcos 2020-2021 Annual Budget in the amount of $258,714,410 is approved and adopted for the fiscal year beginning October 1, 2020 and ending September 30, 2021. A copy of the approved budget shall be kept on file in the office of the City Clerk.

SECTION 2. The amount shown in the City of San Marcos 2020-2021 Annual Budget is necessary to provide for a sinking fund for the payment of the principal and interest and the retirement of the bonded debt of the City and is appropriated for that purpose.

SECTION 3. The City Manager is authorized to make the following adjustments to the 2020-2021 Annual Budget without further approval from the City Council:

(a) Transfers of funds among the accounts within each department;

(b) Transfers of funds within an operating fund;

(c) Transfers of funds for construction projects and equipment purchases from operating accounts to Capital Improvements Program accounts;

(d) Reclassification of positions within each department; and

(e) Decreases in operating accounts in response to decreases in City revenues or other circumstances, where the decreases do not result in a transfer of funds to another account.

SECTION 4. All projects for Fiscal Year 2020-2021 described in the Capital Improvements Program section of the 2020-2021 Annual Budget are approved at the cost level indicated, subject to the availability of funding of project costs from the funding source(s) identified for each project.

SECTION 5. The Annual Program of Services for the Hotel Occupancy Tax Fund in the 2020-2021 Annual Budget is approved as the City's promotional program to attract tourists and convention registrants to the City through:

(a) The promotion of sports and ecological activities that promote tourism in the City;

(b) The operation of the Main Street Program to encourage tourists and convention registrants to visit the Downtown Historical District;

(c) The funding of art-related programs that promote tourism in the City;

(d) The dedication of funding for a conference center constructed by the City;

(e) One or more cost-sharing contracts for advertising program services with private firms to attract visitors to the City; and

(f) The operation of the Convention and Visitors Bureau and related advertising and promotion of the City to attract visitors to the City.

SECTION 6. Any surplus hotel occupancy tax funds at the end of the 2020-2021 fiscal year shall be deposited in the City Conference Center Debt Reserve Fund.

SECTION 7. The City Council approves the Authorized Personnel Schedule attached as Exhibit A.

SECTION 8. The City Council approves the Fee Schedule attached as Exhibit B.

SECTION 9. If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

SECTION 10. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

SECTION 11. This ordinance shall become effective upon adoption.

PASSED AND APPROVED ON FIRST READING on September 1, 2020.

PASSED, APPROVED AND ADOPTED on September 15, 2020.

Jane Hughson
Mayor

Attest:

Tammy K. Cook
City Clerk

Approved:

Michael J. Cosentino
City Attorney

FY 2020-21 PROPOSED BUDGET

September 1, 2020

SAN MARCOS

Agenda

- FY21 Council Budget Policy
- Consolidated Fund Comparison
- Proposed Property Tax Rate
- General Fund
- Enterprise & Other Funds
- CIP
- Timeline

SAN MARCOS

FY21 Council Budget Policy

You asked:	We Delivered:
Maintain fund balance at 25%	*REDUCED TO 20% DUE TO PANDEMIC*
Tax rate not to exceed Voter Approval Rate	*ADOPTED SPECIAL TAXING UNIT CALCULATION of 8% GROWTH*
Zero based budgets for all department operating expenses (non-personnel)	*COMPLETED*
Social services, museums, city hosted events fully funded	*INCLUDED*
Refinance TIRZ #2 Blanco Vista	*IN PROCESS*
Parks & Rec fees effective Sept 1st	*POSTPONED TO JANUARY 1, 2021*
Development Services cost of service study FY20	*POSTPONED TO FY21*
Other fees increased by Consumer Price Index (CPI)	*INCLUDED*

SAN MARCOS

FY21 Council Budget Policy

You asked:	We Delivered:
Municipal Judge at full-time	*COMPLETED*
Merit, COLA, & health insurance adjustments	*FUNDING ALLOCATION PROPOSED INCREASE* *NO HEALTH INSURANCE INCREASE*
EMS expansion of service	*INCLUDED*
Youth services director (Community Action)	*INCLUDED*
CUAB recommended rate adjustments	*INCLUDED*

SAN MARCOS

Consolidated Funds Comparison

The fiscal year 2021 proposed budget totals $258,714,410. The budget is balanced and meets all criteria set forth in the City's Financial Policy.

	FY20 Adopted Budget	FY21 Proposed Budget	Proposed % Change	Proposed $ Change
Revenue	$239.8M	$255.8M	6.6%	$16.0M
Expenditure	$239.1M	$258.7M	8.2%	$19.6M

GENERAL FUND

SAN MARCOS

FY21 Proposed Tax Rate 59.30¢

Tax rate of 59.30¢ is 4.9% higher than the no new revenue tax rate of 56.50¢. The no new revenue tax rate is the rate that effectively generates the same amount of revenue on the same properties as last tax year. Tax rate of 59.30¢ will generate 7.9% more revenue than last year or $2.7M, of that $1.5M was from new property.

SAN MARCOS

Historical Tax Rate Summary

	FY18	FY19	FY20	FY21
Tax Rate per $100	61.39	61.39	61.39	59.30
Total Appraisal	$ 4,577M	$ 5,062M	$ 5,644M	$6,272M
Total Levy	$ 28.1M	$ 31.1M	$ 34.6M	$38.0M
Debt Service %	41.6%	36.8%	33.7%	30.3%
Operations %	58.4%	63.2%	66.3%	69.7%

SAN MARCOS

FY21 Proposed Tax Rate Bill Impact

Home Values	2019 Tax Rate 61.39	Proposed Tax Rate 59.30	Annual Savings	Monthly Savings
$100K	$614	$593	$21	$1.75
$200K	1,228	1,186	42	3.50
$300K	1,842	1,779	63	5.25

By lowering the proposed tax rate the average homeowner ($200K valuation) will save $42 per year on their tax bill .

SAN MARCOS

General Fund Comparison

	FY20 Adopted Budget	FY21 Proposed Budget	Proposed % Change	Proposed $ Change
Revenue	$86.3M	$91.1M	5.5%	$4.8M
Expenditure	87.8M	93.9M	6.9%	6.1M
Fund Balance	18.0M	16.1M	-10.5%	-1.9M

SAN MARCOS

Summary of What is Included in this Budget

General Fund includes:

- User Fee adjustment of 2.3% consumer price index (CPI increase from prior year)
  - Effective October 1, 2020: Neighborhood Enhancement, Library, Fire, Police.
  - Effective January 1, 2021: Parks and Recreation programs and services
- $500K to sworn Fire and Police as agreed upon in the FY19 Meet & Confer
- $700K allocation for all non-civil service employees effective Oct. 1st
- Additional Planner in Development Services allows for dedicated Historic Preservation Officer with existing staff

SAN MARCOS

General Fund Summary

Summary	FY19 Actual	FY20 Estimated	FY21 Proposed
Revenue	$80.8M	$90.9M	$91.1M
Total Expenditures	$79.7M	$88.8M	$93.9M
Fund Balance	$17.2M	$19.3M	$16.1M
Fund Balance %	25.9%	28.2%	21.4%

ENTERPRISE FUNDS

SAN MARCOS

Electric Fund Summary

	FY19 Actual	FY20 Estimated	FY21 Proposed
Revenue	$58.8M	$62.3M	$63.1M
Expenses	59.5M	62.5M	63.6M
Ending Fund Balance	10.9M	10.0M	9.5M
Debt Coverage	1.28	1.18	1.20
Ending Balance in Days of Operation	55	64	61

SAN MARCOS

Water/Wastewater Fund Summary

	FY19 Actual	FY20 Estimated	FY21 Proposed
Revenue	$40.8M	$46.0M	$50.7M
Expenses	40.5M	45.3M	50.9M
Ending Fund Balance	13.2M	11.1M	10.9M
Weather Stabilization Reserve	2.8M	2.9M	3.7M
Debt Coverage	1.28	1.3	1. 6
Proposed Rate Adjustment	5% W 3% WW	5% W 3% WW	5% W 3% WW

Rate adjustment average monthly bill impact $3.75

SAN MARCOS

Stormwater Fund Summary

	FY19 Actual	FY20 Estimated	FY21 Proposed
Revenue	$5.7M	$6.0M	$7.2M
Expenses	5.1M	6.6M	7.3M
Ending Fund Balance	1.6M	1.5M	1.9M
Fund Balance %	32.8%	23.9%	26.6%
Use of Cash Reserves		500K	500K

Recommended rate adjustment of 6.5% resulting in an average monthly bill impact of $0.78

SAN MARCOS

Resource Recovery Fund Summary

	FY19 Actual	FY20 Estimated	FY21 Proposed
Revenue	$4.6M	$4.8M	$5.0M
Expenses	4.4M	4.7M	5.1M
Ending Fund Balance	1.7M	1.7M	1.6M

Recommended rate adjustment for Solid Waste and Recycling of 3% resulting in an average monthly bill impact $0.78

SAN MARCOS

Transit Fund Summary

	FY19 Actual	FY20 Estimated	FY21 Proposed
Revenue	$0.7M	$2.1M	$2.7M
Expenses	0.6M	1.9M	2.8M
Ending Fund Balance	0.1M	0.3M	0.1M

- Revenues include: CARES Act funding FY20 $1.3M, FY21 $2.5M
- FY21 Expenditures include: Increase in contract services $840K, indirect cost allocation $56K

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Airport Fund Summary

	FY19 Actual	FY20 Estimated	FY21 Proposed
Revenue	$554K	$636K	$561K
Expenses	578K	548K	620K
Ending Fund Balance	0K	88K	29K

- FY20 Revenues include: $116K CARES Act funding
- FY21 Expenditures include: Increase in contract services $9.3K, indirect cost allocation $69K offset by reduction of Other Charges

SPECIAL REVENUE FUNDS

SAN MARCOS

Hotel Occupancy Tax Fund Summary

Summary	FY19 Actual	FY20 Estimated	FY21 Proposed
Revenue	$4.2M	$2.6M	$3.0M
Total Expenditures	3.5M	3.0M	3.3M
Fund Balance	640K	530K	454K
Fund Balance %	31.8%	26.0%	20.3%
Use of Cash Reserves		200K	200K

CAPITAL IMPROVEMENT PROJECTS

SAN MARCOS

FY 21 Recommended CIP Totals

FY21 CIP	Original CIP	Revised CIP	Difference
General Fund:	$6,239,000	$4,485,000	-$1,754,000
Water Fund:	$44,526,575	$44,681,575	$155,000
Wastewater Fund:	$9,534,000	$10,874,000	$1,340,000
Stormwater Fund*:	$9,560,000	$9,720,000	$160,000
Electric Fund:	$10,065,421	$10,460,421	$395,000

* Reflects Council direction from June 30th workshop on stormwater rate

SAN MARCOS

Budget Timeline

- **Sept 1st**
  - 1st reading of tax rate ordinance
  - 1st public hearing and reading of proposed budget, CIP, and utility rates
- **Sept 15th**
  - Public hearing on tax rate
  - 2nd public hearing on proposed budget, CIP, and utility rates
  - Vote to adopt budget, ratify tax roll, set tax rate

Neighborhood Enhancement
Schedule of Fees

Description	Adopted Fee FY20	Proposed Fee FY 21
Neighborhood Enhancement - Animal Shelter		
Impound Fees		
First Impoundment	$22.00	$23.00
Second Impoundment	$42.00	$43.00
Third + Impoundment	$84.00	$86.00
Unsterilized Pet Fee	$16.00	$17.00
Kennel Vaccination	$16.00	$17.00
Rabies Vaccination	$11.00	$12.00
Microchip Fee	$22.00	$23.00
Kennel Fee	$11.00	$12.00
Quarantine Fee	$13.00	$14.00
Rabies Test Submittal	$42.00	$43.00
Adoption Fees		
Dog/Cat	$94.00	$97.00
Ferret	$47.00	$49.00
Snall Animal	$22.00	$23.00
Registration Fee		
Sterilized Pet	$6.00	$7.00
Unsterilized Pet	$27.00	$28.00
Volunteer Program	$16.00	$17.00
Drop off Out of Coverage - Individual	$47.00	$49.00
Drop off Out of Coverage - Litter 3 month or less	$78.00	$80.00
Owner Requested Euthanasia and Disposal		
Small (less than 25 lbs)	$16.00	$17.00
Medium (25 - 50 lbs)	$27.00	$28.00
Large (51 - 100 lbs)	$37.00	$38.00
X-Large (101 lbs +)	$47.00	$49.00
Disposal Fee	$16.00	$17.00
Commerical Kennel Fee		
1 - 10 Animals	$120.00	$123.00
11 - 20 Animals	$172.00	$176.00

Neighborhood Enhancement
Schedule of Fees

> 20 Animals	$328.00	$336.00
Commerical Animal Dealer Permit		
1 - 10 Animals	$120.00	$123.00
11 - 20 Animals	$172.00	$176.00
> 20 Animals	$328.00	$336.00
Other Fees		
Grooming Facility	$68.00	$70.00
Animal Exhibition Permit	$120.00	$123.00
Multi-Permit Fee	$42.00	$43.00
Responsible Ownership Program	$68.00	$70.00

Neighborhood Enhancement - Solid Waste		
	Adopted Fee FY10	**Proposed Fee FY 21**
Solid Waste Hauler	5% of Gross Sales	7% of Gross Sales

Environmental Health

Schedule of Permit Fees and Misc. Fees

Description	Adopted Fee FY20	Proposed Fee FY 21
Neighborhood Enhanacment - Environmental Health		
Fixed Food Establishment (1-5 Employees)	$313.00	$321.00
Fixed Food Establishment (6-19 Employees)	$521.00	$533.00
Fixed Food Establishment (20 or more employees)	$781.00	$799.00
Temporary Food Establishment (up to 14 consecutive days)	$53.00	$55.00
Farmers Market Vendor	$105.00	$108.00
Mobile Food Unit	$209.00	$214.00
Re-Inspection Fee	$105.00	$108.00
Plan Review (new or remodel)	50 percent of permit fee	50 percent of permit fee
Central Preparation Facility (Proposed)	$52.00	$54.00
Seasonal Food Establishment (Proposed, up to 270 days)	$105.00	$108.00
Onsite Sewage Facility Single Residence	$261.00	$268.00
Onsite Sewage Facility Non-Residential	$521.00	$533.00
Onsite Sewage Facility Plan Review Residential	$105.00	$108.00
Onsite Sewage Facility Plan Review Non-Residential	$156.00	$160.00
Onsite Sewage Facility Inspection Existing Facility	$131.00	$135.00
Onsite Sewage Facility Re-Inspection Trip Charge	$53.00	$55.00
Daycare Inspection	$105.00	$108.00
Foster Home Inspection	NO FEE	NO FEE
Adult Care Facilities	$105.00	$108.00

Library
Schedule of Fees

Description	Adopted Fee FY20	Proposed Fee FY 21	Unit of Measure
Public Library			
Non-Resident Limited Service Card	$10.75	$11.00	/three months
Non-Resident Full Service SeasonalCard	$27.00	$28.00	/three months
Non-Resident Full Service AnnualCard	$54.00	$56.00	per yr.
Replacement Card Fee	$2.50	$3.00	per card
Lost Item Processing Fee	$8.00	$8.00	per item
Maximum Overdue Fine	$10.75	$11.00	per item
Test Proctoring Fee	$16.50	$17.00	per test
Interlibrary Loan Postage Fee	$4.00	$4.50	per book

Police Department
Schedule of Fees

Sub Group	Description	Adopted Fee FY20	Proposed Fee FY 21
Police Department			
San Marcos Police Department	Residential Alarm Permit Fee	$27.00	$28.00
San Marcos Police Department	Commercial Alarm Permit Fee	$54.00	$56.00
False Alarm	Alarms 4-5	$54.00	$56.00
False Alarm	Alarms 6-7	$81.00	$83.00
False Alarm	Alarms 8+	$108.00	$111.00
Soliciation Permit		$11.00	$12.00
Records	Fingerprints	$11.00	$12.00
Reports	Accident	$7.00	$8.00
Reports	Public Info of CFS	$6.00	$7.00
Reports	Certified Copies	$6.00	$7.00

Fire Department
Schedule of Permit Fees and Misc. Fees

Permits (Construction & Operational)		
Permit Description	**Adopted Fee FY 20**	**Proposed Fee FY 21**
Automatic Fire Extinguishing Systems		
1. New Install	Actual cost of 3rd party plan review + $78 fee for inspection (up to 200 heads) $0.25 per head over 200 for inspection	Actual cost of 3rd party plan review + $80 fee for inspection (up to 200 heads) $0.25 per head over 200 for inspection
2. Modification to Existing System		
a. Less than 20 heads	$52-Only Scope of Work Required	$54-Only Scope of Work Required
b. 20 or more heads, modifications alterations/modifications to the system risers, and/or special applications (i.e. water curtains).	Actual cost of 3rd party plan review + $52 fee for inspection (up to 100 heads) $0.25 per head over 100 for inspection	Actual cost of 3rd party plan review + $54 fee for inspection (up to 100 heads) $0.25 per head over 100 for inspection
3. Kitchen Hood & Duct	1st page: $155, each additional page $103	1st page: $155, each additional page $105
4. Special Hazard (clean agent, dry chem, etc.)	Actual cost of 3rd party plan review + $52 fee for inspection(s)	Actual cost of 3rd party plan review + $54 fee for inspection(s)
Battery System		
New Install & modifications	Actual cost of 3rd party plan review + $52 fee for inspection(s)	Actual cost of 3rd party plan review + $54 fee for inspection(s)
Carbon Dioxide Systems (beverage dispending)		
New Install & modifications	Actual cost of 3rd party plan review + $52 fee for inspection(s)	Actual cost of 3rd party plan review + $54 fee for inspection(s)
Compressed Gases		
New Install & modifications	Actual cost of 3rd party plan review + $52 fee for inspection(s)	Actual cost of 3rd party plan review + $54 fee for inspection(s)
Cryogenic Fluids		
New Install & modifications	Actual cost of 3rd party plan review + $52 fee for inspection(s)	Actual cost of 3rd party plan review + $54 fee for inspection(s)
Electronic Access Control Systems		
New Install & modifications	1st page: $155, each additional page $103	1st page: $155, each additional page $105
Emergency Responder Radio Coverage System		
New Install & modifications	Actual cost of 3rd party plan review	Actual cost of 3rd party plan review
Fire Alarm and Detection Systems and related equipment		
1. New Install	Actual cost of 3rd party plan review + $103 fee for inspection (up to 200 initiating devices) $0.25 per initiating device over 200 for inspection fee	Actual cost of 3rd party plan review + $105 fee for inspection (up to 200 initiating devices) $0.25 per initiating device over 200 for inspection fee
2. Modification to Existing System		
a. Less than 20 devices	1st page: $155, each additional page $103	1st page: $155, each additional page $105
b. 20 or more devices	Actual cost of 3rd party plan review+ $52 fee for inspection (up to 100 initiating devices) $0.25 per device over 100 for inspection fee	Actual cost of 3rd party plan review+ $54 fee for inspection (up to 100 initiating devices) $0.25 per device over 100 for inspection fee
c. Panel Replacement	1st page: $155, each additional page $103	1st page: $155, each additional page $105
d. Minor notification device modifications (such as adding horn/strobe for fire sprinkler monitoring or expanded notification coverage with less than 10 devices added)	$52-Only Scope of Work Required	$54-Only Scope of Work Required
Fire Pump and related equipment		
New Install & modifications	Actual cost of 3rd party plan review+ $52 fee for inspection(s)	Actual cost of 3rd party plan review + $54 fee for inspection(s)

Fire Department
Schedule of Permit Fees and Misc. Fees

Permit Description	Adopted Fee FY 20	Proposed Fee FY 21
Fireworks		
1. Fireworks -Outdoor	$206	$208
2. Fireworks/Pyro – Proximate Audience	$206	$208
Flammable and Combustible Liquids		
New Install & modifications	Actual cost of 3rd party plan review+ $52 fee for inspection(s)	Actual cost of 3rd party plan review + $54 fee for inspection(s)
Gates and barricades across fire apparatus access roads		
New Install & modifications	No Fee	No Fee
Hazardous Materials		
New Install & modifications	Actual cost of 3rd party plan review+ $52 fee for inspection(s)	Actual cost of 3rd party plan review + $54 fee for inspection(s)
High-Piled Storage		
New Install & modifications	Actual cost of 3rd party plan review+ $52 fee for inspection(s)	Actual cost of 3rd party plan review + $54 fee for inspection(s)
Industrial Ovens		
New Install & modifications	Actual cost of 3rd party plan review+ $52 fee for inspection(s)	Actual cost of 3rd party plan review + $54 fee for inspection(s)
LP-gas		
New Install & modifications	No Fee	No Fee
Model Rocketry		
Per Event	No Fee	No Fee
Private Fire Hydrants		
New Install & modifications	Actual cost of 3rd party plan review	Actual cost of 3rd party plan review
Smoke Control or Smoke Exhaust Systems		
New Install & modifications	Actual cost of 3rd party plan review+ $52 fee for inspection(s)	Actual cost of 3rd party plan review + $54 fee for inspection(s)
Solar Photovoltaic Power Systems		
New Install & modifications	Actual cost of 3rd party plan review	Actual cost of 3rd party plan review
Spraying and Dipping		
New Install & modifications	Actual cost of 3rd party plan review+ $52 fee for inspection(s)	Actual cost of 3rd party plan review + $54 fee for inspection(s)
Standpipe Systems		
New Install & modifications	Actual cost of 3rd party plan review+ $52 fee for inspection(s)	Actual cost of 3rd party plan review + $54 fee for inspection(s)
Tanks		
Underground Tanks		
New Install & modifications	1st page: $155, each additional page $103	1st page: $155, each additional page $105
Aboveground Tanks		
New Install & modifications	1st page: $155, each additional page $103	1st page: $155, each additional page $105
Temporary (Construction Site) Tanks		
New Install & modifications	No Fee	No Fee
Removal of Tank	No Fee	No Fee
Temporary Membrane Structures and Tents		
New Install & modifications	$52 200-400 square feet/ $103 over 400 square feet	$54 200-400 square feet/ $105 over 400 square feet
Traffic Calming Devices (Speed Humps)		
New Install & modifications	No Fee	No Fee

Fire Department
Schedule of Permit Fees and Misc. Fees

Permit Description	Adopted Fee FY 20	Proposed Fee FY 21
Two-Way Communication System		
New Install & modifications	1st page: $155, each additional page $103	1st page: $155, each additional page $105
Underground Fire Service Systems		
New Install & modifications	1st page: $155, each additional page $103	1st page: $155, each additional page $105
Others		
All other Construction or Operational permits not specifically listed above (See IFC 105.6 and 105.7)	No Fee, 1st page: $155, each additional page $103, or Actual cost of 3rd party plan review, as determination by Fire Code Official	No Fee, 1st page: $155, each additional page $105, or Actual cost of 3rd party plan review, as determination by Fire Code Official
Inspections		
Outside of Normal Business Hours	$78.00 per hour (min of 2 hrs.)	$80.00 per hour (min of 2 hrs.)
Re-inspection fee The re-inspection fee would be assessed after 2 failed inspection to which a permit was issued.	$52	$54
Fire Watch		
1. Per Fire Service Personnel	$78.00 per hour (min of 4 hrs.)	$80.00 per hour (min of 4 hrs.)
2. Per Fire Apparatus	$515.00 per hour (min of 4 hours)—Plus min. 3 personnel	$517.00 per hour (min of 4 hours)—Plus min. 3 personnel
Licensing Inspections		
Home Child & Adult Day Care, MHMR Homes, & Group Homes less than 7 persons	$78	$80
Large Child & Adult Day Care Centers	$103	$105
Hospitals, Nursing Homes, Assisted Living ($2 per bed)	$15 minimum	$17 minimum
Mobile Food Vendors	$52 annually	$54 annually
Foster Homes and adoption Inspections	No Fee	No Fee

Upon adoption of this fee schedule the San Marcos Fire Department will be utilizing 3rd party plan review services to

The following plans will <u>require</u> plan review by 3rd party prior to submittal for permit:

- Fire Sprinkler Plans - new systems and system modifications (not otherwise exempt – see below)
- Fire Alarms Plans - new systems and system modifications (not otherwise exempt– see below)
- Fire Sprinkler Monitoring Systems - new systems and system modifications (not otherwise exempt –see below)
- Special Hazard Fire systems – new and modifications
- Operational permits for Aerosol Products, High-Rack / Piled Storage, and Hazardous Materials

The following plans do not require a 3rd party review:

- Underground Fire Sprinkler Lines
- Kitchen Hood Suppression systems
- Access/Egress Control Systems
- Operational permits for Fireworks
- Tanks

<u>Steps for Plans Requiring 3rd Party Review:</u>

Step 1: Submit your plans to selected 3rd party firm for our approved
Step 2: Follow all processes for permit applications through the COSM
Step 3: All plans must be submitted per the requirements of the
<u>The 3rd party plan review process will be completed in accordance</u>

Community Services
Schedule of Fees

Group	Description	Adopted Fee FY 19	Adopted Fee Jan 2021
	Parks and Recreation		
Dunbar- 801 MLK Dr.			
	Resident-Large Room	$31.00	$39.00
	Resident-Small Room	$16.00	$20.00
	Resident 2 rooms	$47.00	$59.00
	Non Resident-Large Room	$84.00	$133.00
	Non Resident-Small Room	$42.00	$128.00
	Non-Resident 2 rooms	$126.00	$151.00
Old Fish Hatchery-206 CM Allen Parkway			
	Resident	$26.00	$33.00
	Non Resident	$52.00	$68.00
San Marcos Plaza Park- Stage-206 N. C M Allen Pkway.			
	Resident	$261.00	$326.00
	Non-Resident	$523.00	$3,500.00
	Has to be rented in conjunction with Fish Hatchery Facility		
Recreation Hall-170 Charles Austin			
	Resident	$42.00	$53.00
	Non Resident	$84.00	$260.00
Activity Center -501 E. Hopkins			
	Resident- 1Room	$42.00	$53.00
	Resident 1Room Set up/Kitchen	$26.00	$33.00
	Resident- 2 Rooms	$58.00	$73.00
	Resident- 2 Room Set up/Kitchen	$53.00	$64.00
	Resident- 3 Rooms	$73.00	$91.00
	Resident-3 Rooms Set up/Kitchen	$79.00	$90.00
	Resident-Multi Purpose Room	$31.00	$39.00
	Resident- Multi Purpose –Setup/Kitchen	$26.00	$33.00
	Non-Resident- 1Room	$84.00	$135.00
	Non-Resident- 1Room-set up/Kitchen	$26.00	$39.00
	Non-Resident- 2 Rooms	$115.00	$245.00
	Non-Resident- 2Rooms- Setup/Kitchen	$52.00	$67.00
	Non-Resident- 3 Rooms	$147.00	$325.00
	Non-Resident- 3 room-Set up/Kitchen	$79.00	$95.00
	Non Resident-Multi-Purpose room	$63.00	$134.00
	Non- Resident- Multi-Purpose room-Set up	$26.00	$39.00
	Gymnasium 1 court rental	$58.00	$58.00
	Gymnasium Non-Resident1 court	$115.00	$127.00
	Gymnasium-Non-Resident Courts 1 &2 rental	$136.00	$166.00
	Gymnasium 1 court- YouthPractice	$21.00	$26.00
	Gymnasium – court 1-Adult Practice	$31.00	$39.00
	Gymnasium Resident-courts 1 & 2 rental	$68.00	$83.00

Community Services
Schedule of Fees

Group	Description	Adopted Fee FY 19	Adopted Fee Jan 2021
ACTIVITY CENTER MEMBERSHIP FEES			
	Resident-Adult	$84.00	$92.00
	Resident –Senior (50 & Older)	$52.00	$60.00
	Resident –Youth (under 17)	$31.00	$70.00
	Resident-Family (3 or more)	$157.00	$157.00
	Non-Resident-Adult	$235.00	$235.00
	Non-Resident Senior (50 & Older)	$126.00	$158.00
	Non-Resident- Youth (under 17)	$47.00	$70.00
	Non-Resident-Family (3 or more)	$418.00	$418.00
	Resident- walk in entry Fee-Youth(under 17)	$2.00	$3.00
	Resident-walk in entry fee- Adult		$6.00
	Resident-walk in entry fee- Senior		$3.00
	Non-Resident walk in entry Fee-Youth(under 17)	$2.00	$3.00
	Non-Resident-walk in entry fee- Adult		$6.00
	Non-Resident-walk in entry fee- Senior		$3.00
	Resident Natatorium/Weight Room fee-Youth/Adult/Senior (plus walk in fee)	$3.00	$3.00
	Non-Resident Natatorium/Weight Room Fee-Youth/Adult/Senior (plus walk in fee)	$3.00	$3.00
Rio Vista Outdoor Swimming Pool- 555 Cheatham			
	Daily Youth Entry Fee (under 12 yearsof age)	$2.00	$3.00
	Youth Season Pass	$31.00	$39.00
	Daily Adult Entry Fee	$3.00	$4.00
	Adult Season Pass	$42.00	$53.00
	Family Pass	$157.00	$196.00
	Resident- 1- 30 people (3 hour session)	$157.00	$193.00
	Resident- 31-75 (3 hour session)	$188.00	$235.00
	Resident-76-100 people (3 hour session)	$235.00	$294.00
	Resident- 101 – 150 people (3 hour session)	$267.00	$334.00
	Non Resident-1-30 people (3 hour session)	$178.00	$223.00
	Non-Resident- 31-75 people (3 hour session)	$209.00	$261.00
	Non-Resident- 76- 100 people (3 hours session)	$256.00	$320.00
	Non-Resident-101-150 people (3 hoursession)	$288.00	$360.00
Gary Softball –Adult complex- 2600 Airport Hwy 21			
	Resident-	$79.00	$99.00
	Non-Resident	$157.00	$196.00
	Youth Practice field (no lights)	$16.00	$20.00
	Adult Practice field (no lights)	$21.00	$26.00
	Resident	$79.00	$99.00
	Non-Resident	$157.00	$169.00
	Field Lights (for Practice & Tournaments)	$16.00	$19.00
	Complex Supervisor	$16.00	$20.00

Community Services
Schedule of Fees

Group	Description	Adopted Fee FY 19	Adopted Fee Jan 2021
Juan Veramendi Plaza- Gazebo-400 E Hopkins			
	Resident	$79.00	$95.00
	Non-Resident	$157.00	$260.00
Pavilion A- Rio Vista Park			
	Resident	$131.00	$131.00
	Non Resident	$261.00	$274.00
Pavilion C- Lucio Park			
	Resident	$105.00	$131.00
	Non Resident	$209.00	$550.00
Pavilion D Children's Park			
	Resident	$79.00	$99.00
	Non Resident	$157.00	$335.00
Group Picnic Table sites-RVP-1,RVP- 2,RVP-3-Rio Vista Park			
	Resident	$26.00	$33.00
	Non Resident	$52.00	$290.00
Group Picnic Table sites- CP-1 & CP-2- Children's Park			
	Resident Childres Park Picnic Area #1		$33.00
	Non Resident Childres Park Picnic Area #1		$330.00
	Resident Childres Park Picnic Area #2		$33.00
	Non Resident Childres Park Picnic Area #2		$338.00
	Jump Castle & Jiggle train- requires insurance cert.	$52.00	$52.00
Cemetery			
San Marcos Cemetery		**2020**	**2021**
	Cemetery Lot - Level 1	$1,950.00	$2,000.00
	Cemetery Lot - Level 2	$2,450.00	$2,500.00
	Columbarium Niches Re-Opening Fee	$100.00	$100.00
	Columbarium Niches	$550.00	$550.00
	Serenity Garden	$200.00	$200.00
	Plaque in Chapel	$75.00	$75.00

City of San Marcos
Consolidated Fund Balance Statement
2020/2021 Annual Budget

	Fund Balance 10-01-2019	Estimated Revenues FY 2019-20	Estimated Expenses FY 2019-20	Fund Balance 10-01-2020	Proposed Revenues FY 2020-21	Proposed Expenses FY 2020-21	Fund Balance 09-30-2021
Governmental Funds							
General Fund	17,228,659	90,496,280	88,829,829	18,895,110	91,140,984	93,935,617	16,100,477
Debt Service Fund	10,014,475	16,388,692	16,350,713	10,052,454	15,325,331	15,301,033	10,076,752
Special Revenue Funds							
Hotel Occupancy Tax Fund	840,024	2,654,080	2,962,809	731,295	3,066,742	3,343,582	454,455
Municipal Court Technology Fund	203,160	25,000	5,000	223,160	15,000	30,000	208,160
Municipal Court Security Fee Fund	121,245	18,500	37,073	102,672	11,100	77,448	36,324
Municipal Court Juvenile Fee Fund	56,777	36,000	28,465	64,312	21,600	50,027	35,885
Municipal Court Efficiency Fee Fund	45,443	4,000	24,000	25,443	2,400	5,000	22,843
Seized Assets Fund	110,742	5,000	5,000	110,742	5,000	5,000	110,742
TIRZ #2, #3, #5, TRZ #1	2,158,101	4,921,799	3,410,613	3,669,287	13,335,426	12,013,821	4,990,892
CDBG Program Fund	-	649,948	649,948	-	722,904	722,904	-
WIC Program Fund	-	2,035,837	2,035,837	-	2,476,387	2,476,387	-
Cemetery Operations Fund	74,376	210,000	208,380	75,996	180,000	207,198	48,798
PEG Funds	610,514	96,700	70,000	637,214	97,000	100,000	634,214
Enterprise Funds							
Water & Wastewater Utility Fund	10,402,489	46,037,417	45,338,969	11,100,938	50,703,341	50,920,848	10,883,430
Drainage Utility Fund	2,192,444	6,002,797	6,676,005	2,019,236	7,217,030	7,297,552	1,938,714
Electric Utility Fund	10,210,859	62,335,554	62,514,953	10,031,460	63,143,826	63,616,232	9,559,054
Municipal Airport Fund	(175)	636,855	548,318	88,362	561,510	620,416	29,456
Resource Recovery Fund	1,689,257	4,808,429	4,791,578	1,706,108	5,046,829	5,108,167	1,644,770
Transit	119,487	2,119,495	1,961,608	277,374	2,740,359	2,883,179	134,554
All Funds	56,077,878	239,482,384	236,449,100	59,111,161	255,812,769	258,714,410	56,909,520

General Fund	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Administration	8	9	9	9	8.00	9.00	9.00	9.00
Communications	5	6	5	6	5.00	5.50	5.00	5.50
City Clerk	6	7	6	7	5.75	6.25	5.75	6.25
Legal	6	6	5	6	6.00	6.00	5.00	6.00
Human Resources	11	11	11	11	11.00	11.00	11.00	11.00
Finance	21	22	21	23	20.55	21.55	20.55	21.55
Municipal Court	14	13	14	14	10.91	10.43	11.43	11.68
Fire Services	78	89	89	93	78.00	89.00	89.00	93.00
Police	152	157	157	157	149.90	153.90	153.90	153.90
Office of Emergency Management	0	3	3	3	0.00	3.00	3.00	3.00
Development Services	27	29	28	30	27.00	29.00	29.00	30.00
GIS	4	4	5	5	2.96	2.96	3.96	3.96
Engineering	23	24	23	24	23.00	24.00	23.00	24.00
Public Services	37	37	37	37	37.00	37.00	37.00	37.00
Neighborhood Enhancement	30	40	41	44	26.48	35.73	36.48	38.48
Parks and Recreation	61	61	60	62	39.99	39.99	38.99	40.99
General Services	102	105	104	105	60.64	63.64	62.64	63.64
Information Technology	17	17	19	19	17.00	17.00	19.00	19.00
Total	602	640	637	655	529.18	564.95	563.70	577.95

Hotel Occupancy Tax Fund	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Main Street	2	3	5	5	2.00	3.00	4.00	4.00
CVB	8	8	7	7	7.00	7.00	7.00	7.00
Total	10	11	12	12	9.00	10.00	11.00	11.00

WIC Program Fund	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Administration	14	14	14	14	14.00	14.00	14.00	14.00
Nutrition	6	6	6	6	6.00	6.00	6.00	6.00
Lactation	1	1	1	1	1.00	1.00	1.00	1.00
Peer Counselor	4	4	4	4	4.00	4.00	4.00	4.00
Total	25	25	25	25	25.00	25.00	25.00	25.00

Water/Wastewater Utility Fund	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Wastewater Collection	19	19	19	20	19.00	19.00	19.00	20.00
Water Quality	8	9	9	9	8.00	9.00	9.00	9.00
Water Distribution	32	36	36	36	32.00	36.00	36.00	36.00
Water/Wastewater Conservation	1	1	1	2	1.00	1.00	1.00	2.00
Water/Wastewater Administration	5	5	5	5	4.88	4.88	5.00	5.00
Total	65	70	70	72	64.88	69.88	70.00	72.00

Drainage Fund	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Drainage Administration	12	17	17	17	12.00	17.00	17.00	17.00
Total	12	17	17	17	12.00	17.00	17.00	17.00

Electric Utility Fund	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Public Services Administration	5	6	6	7	4.00	6.00	6.00	7.00
Conservation	1	1	1	1	1.00	1.00	1.00	1.00
Electric Administration	10	11	11	13	10.00	11.00	11.00	13.00
Meter Operations	12	12	12	13	12.00	12.00	12.00	13.00
Maintenance	23	26	26	26	23.00	26.00	26.00	26.00
Utility Billing and Collections	15	15	15	15	15.00	15.00	15.00	15.00
Total	66	71	71	75	65.00	71.00	71.00	75.00

Resource Recovery Fund	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Resource Recovery Administration	7	7	7	7	4.96	4.96	3.64	3.64
Total	7	7	7	7	4.96	4.96	3.64	3.64

Transit Fund	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Transit Administration	2	2	2	2	2.00	2.00	2.00	2.00
Total	2	2	2	2	2.00	2.00	2.00	2.00

City Manager	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
City Manager	1	1	1	1	1.00	1.00	1.00	1.00
Assistant City Manager	1	1	2	2	1.00	1.00	2.00	2.00
Assistant City Manager/CFO	1	1	0	0	1.00	1.00	0.00	0.00
Chief of Staff	1	1	0	0	1.00	1.00	0.00	0.00
Director of Public Safety	0	0	1	1	0.00	0.00	1.00	1.00
Economic/Business Development Manager	0	1	1	1	0.00	1.00	1.00	1.00
Economic Development Projects Coordinator	1	0	0	0	1.00	0.00	0.00	0.00
Grant Program Specialist	0	0	1	1	0.00	0.00	1.00	1.00
Grant Administrator	1	1	0	0	1.00	1.00	0.00	0.00
CMO Executive Assistant, Sr.	1	1	2	2	1.00	1.00	2.00	2.00
CMO Executive Assistant	1	1	0	0	1.00	1.00	0.00	0.00
Management Assistant	0	1	1	1	0.00	1.00	1.00	1.00
Total	8	9	9	9	8.00	9.00	9.00	9.00

City Clerk	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
City Clerk	1	1	1	1	1.00	1.00	1.00	1.00
Deputy City Clerk	1	1	1	1	1.00	1.00	1.00	1.00
Records Management Program Manager	1	1	1	1	1.00	1.00	1.00	1.00
Deputy Local Registrar	1	1	1	1	1.00	1.00	1.00	1.00
Records Specialist	1	1	1	1	0.75	0.75	0.75	0.75
Passport Administrator	1	1	1	1	1.00	1.00	1.00	1.00
Administrative Assistant	0	1	0	1	0.00	0.50	0.00	0.50
Total	6	7	6	7	5.75	6.25	5.75	6.25

Communications	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Director of Communications	1	1	1	1	1.00	1.00	1.00	1.00
Communications Specialist	1	1	1	1	1.00	1.00	1.00	1.00
Video Production Specialist	1	1	1	1	1.00	1.00	1.00	1.00
Video Technician	0	1	0	1	0.00	0.50	0.00	0.50
Marketing & Multimedia Specialist	1	1	1	1	1.00	1.00	1.00	1.00
Community Outreach Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Total	5	6	5	6	5.00	5.50	5.00	5.50

Legal	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
City Attorney	1	1	1	1	1.00	1.00	1.00	1.00
Assistant City Attorney	2	3	2	3	2.00	2.00	2.00	3.00
Contracts Manager	1	0	0	0	1.00	1.00	0.00	0.00
Administrative Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Administrative Assistant	1	1	1	1	1.00	1.00	1.00	1.00
Total	6	6	5	6	6.00	6.00	5.00	6.00

Human Resources	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Director of Human Resources	1	1	1	1	1.00	1.00	1.00	1.00
Assistant Director of Human Resources	1	1	1	1	1.00	1.00	1.00	1.00
Risk Manager/ADA Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Human Resources Manager	1	1	1	1	1.00	1.00	1.00	1.00
Benefits Manager	1	1	1	1	1.00	1.00	1.00	1.00
Organizational Development Trainer	1	1	1	1	1.00	1.00	1.00	1.00
Human Resources Risk/Leave Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Human Resources Specialist	1	1	1	1	1.00	1.00	1.00	1.00
Benefits/HR Assistant	1	1	1	1	1.00	1.00	1.00	1.00
HRIS Specialist	0	0	1	1	0.00	0.00	1.00	1.00
HR Assistant	1	1	1	1	1.00	1.00	1.00	1.00
Customer Services Specialist	1	1	0	0	1.00	1.00	0.00	0.00
Total	11	11	11	11	11.00	11.00	11.00	11.00

Finance	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Director of Finance	1	1	1	1	1.00	1.00	1.00	1.00
Assistant Director	1	1	1	1	1.00	1.00	1.00	1.00
Accounting Manager	1	1	1	1	1.00	1.00	1.00	1.00
Purchasing Manager	1	1	1	1	1.00	1.00	1.00	1.00
Financial Analyst	0	0	0	1	0.00	0.00	0.00	1.00
Grants Manager	1	1	1	0	1.00	1.00	1.00	1.00
Accountant I	1	1	1	1	1.00	1.00	1.00	1.00
Accountant II	1	1	1	2	1.00	1.00	1.00	1.00
CDBG-DR Accountant	1	1	1	1	1.00	1.00	1.00	1.00
Accounting Associate	1	1	1	1	1.00	1.00	1.00	1.00
Payroll-AR Specialist	2	2	2	2	2.00	2.00	2.00	2.00
Accounting Technician	2	2	1	2	2.00	2.00	1.00	1.00
Construction Contract Specialist	1	1	1	1	1.00	1.00	1.00	1.00
Administrative Assistant, Senior	1	1	1	1	1.00	1.00	1.00	1.00
Purchasing Specialist, Senior	2	2	2	2	2.00	2.00	2.00	2.00
Contracts Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Procurement Administrator	1	1	1	1	1.00	1.00	1.00	1.00
Purchasing Specialist	0	1	1	1	0.00	1.00	1.00	1.00
Mail Services Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Mail Services Clerk	1	1	1	1	0.55	0.55	0.55	0.55
Total	21	22	21	23	20.55	21.55	20.55	21.55

Technology Services	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Director of Information Technology	1	1	1	1	1.00	1.00	1.00	1.00
Assistant Director of Information Technology	0	0	1	1	0.00	0.00	1.00	1.00
IT Business Services Manager	1	1	0	0	1.00	1.00	0.00	0.00
IT Services Delivery Manager	1	1	1	1	1.00	1.00	1.00	1.00
Technology Project Manager	1	1	1	1	1.00	1.00	1.00	1.00
Lead Network Administrator	0	0	1	1	0.00	0.00	1.00	1.00
Delivery Manager	1	1	0	0	1.00	1.00	0.00	0.00
Support Analyst, Lead	0	0	1	1	0.00	0.00	1.00	1.00
System Administrator	3	3	3	3	3.00	3.00	3.00	3.00
Network Administrator	2	2	2	2	2.00	2.00	2.00	2.00
Support Analyst	4	4	2	2	4.00	4.00	2.00	2.00
Business Systems Analyst	2	2	3	3	2.00	2.00	3.00	3.00
IT Application Analyst, Fire	0	0	1	1	0.00	0.00	1.00	1.00
Tyler Munis Application Analyst	0	0	1	1	0.00	0.00	1.00	1.00
Administrative Assistant, Senior	1	1	1	1	1.00	1.00	1.00	1.00
Total	17	17	19	19	17.00	17.00	19.00	19.00

Development Services Administration	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Director of Development Services	1	1	1	1	1.00	1.00	1.00	1.00
Asst Director of Development Services	1	1	1	1	1.00	1.00	1.00	1.00
Housing/Community Development Manager	1	1	1	1	1.00	1.00	1.00	1.00
CDBG-DR Housing Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
CDBG-DR Compliance Specialist	1	1	1	1	1.00	1.00	1.00	1.00
Community Initiatives Program Administrator	1	1	1	1	1.00	1.00	1.00	1.00
Community Initiatives Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Administrative Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Total	8	8	8	8	8.00	8.00	8.00	8.00

Development Services Planning/Permit Center	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Planning Manager	1	1	0	0	1.00	1.00	0.00	0.00
Permit Manager	1	1	1	1	1.00	1.00	1.00	1.00
Development Services Manager	1	1	1	1	1.00	1.00	1.00	1.00
Senior Planning Technician	0	0	1	1	0.00	0.00	1.00	1.00
Senior Planner	0	1	1	1	0.00	1.00	1.00	1.00
Historic Preservation Officer	0	0	1	1	0.00	0.00	1.00	1.00
Planner	4	4	3	4	4.00	4.00	3.00	4.00
Planning and Mapping Analyst	1	1	1	1	1.00	1.00	1.00	1.00
Environmental Program Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Environmental Inspection Specialist	1	1	1	1	1.00	1.00	1.00	1.00
Planning Tech I	1	1	1	1	1.00	1.00	1.00	1.00
Building Permit Specialist, Senior	1	1	1	1	1.00	1.00	1.00	1.00
Building Permit Specialist	2	2	2	2	2.00	2.00	2.00	2.00
Total	14	15	15	16	14.00	15.00	15.00	16.00

Development Services Inspections	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Chief Building Official	1	1	1	1	1.00	1.00	1.00	1.00
Senior Inspector and Plans Examiner	1	1	2	2	1.00	1.00	1.00	1.00
Electrical Inspector	0	1	0	1	0.00	1.00	1.00	1.00
Combination Inspector	3	3	2	2	3.00	3.00	3.00	3.00
Total	5	6	5	6	5.00	6.00	6.00	6.00

GIS	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
GIS Enterprise Manager	1	1	1	1	1.00	1.00	1.00	1.00
GIS Analyst	1	1	2	2	1.00	1.00	2.00	2.00
Interns	2	2	2	2	0.96	0.96	0.96	0.96
Total	4	4	5	5	2.96	2.96	3.96	3.96

Public Safety Fire Operations	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Fire Chief	1	1	1	1	1.00	1.00	1.00	1.00
Assistant Fire Chief	2	2	2	2	2.00	2.00	2.00	2.00
Battalion Chief	5	5	5	5	5.00	5.00	5.00	5.00
Fire Marshal	1	1	1	1	1.00	1.00	1.00	1.00
Fire Captain	18	18	18	21	18.00	18.00	18.00	21.00
Fire Captain-Fire Marshal	2	2	2	2	2.00	2.00	2.00	2.00
Fire Engineer	15	18	18	18	15.00	18.00	18.00	18.00
Fire Engineer-Fire Marshal	0	1	2	2	0.00	1.00	2.00	2.00
Fire Fighter	30	36	36	37	30.00	36.00	36.00	37.00
Fire Fighter-Fire Marshal	0	1	0	0	0.00	1.00	0.00	0.00
Paramedic Program	0	0	1	1	0.00	0.00	1.00	1.00
GIS Analyst	1	1	0	0	1.00	1.00	0.00	0.00
Administrative Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Administrative Assistant-Fire Marshal	1	1	1	1	1.00	1.00	1.00	1.00
Administrative Assistant	1	1	1	1	1.00	1.00	1.00	1.00
Total	78	89	89	93	78.00	89.00	89.00	93.00

Public Safety Police Operations	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Police Chief	1	1	1	1	1.00	1.00	1.00	1.00
Assistant Chief of Police	2	2	2	2	2.00	2.00	2.00	2.00
Police Commander	4	4	4	4	4.00	4.00	4.00	4.00
Police Sergeant	13	13	13	13	13.00	13.00	13.00	13.00
Police Corporal	17	17	17	17	17.00	17.00	17.00	17.00
Police Officer	69	71	71	71	69.00	71.00	71.00	71.00
Police Officer-Part Time	0	2	2	2	0.00	1.00	1.00	1.00
Support Services Division Manager	1	1	1	1	1.00	1.00	1.00	1.00
Training/Compliance Coordinator	0	1	1	1	0.00	1.00	1.00	1.00
911 Communications Manager	1	1	1	1	1.00	1.00	1.00	1.00
Victim Services Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Victim Services Specialist	1	1	1	1	1.00	1.00	1.00	1.00
VIPS Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
911 Shift Supervisor	4	4	4	4	4.00	4.00	4.00	4.00
Crime Scene/Evidence Supervisor	1	1	1	1	1.00	1.00	1.00	1.00
Crime Analyst	1	1	1	1	1.00	1.00	1.00	1.00
Police Records Supervisor	1	1	1	1	1.00	1.00	1.00	1.00
CTO-Lead	6	6	6	6	6.00	6.00	6.00	6.00
911 Telecommunicator	15	15	15	15	15.00	15.00	15.00	15.00
Administrative Assistant, Senior	1	1	1	1	1.00	1.00	1.00	1.00
Crime Scene/Evidence Technician	1	1	1	1	1.00	1.00	1.00	1.00
Parking Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Administrative Assistant	2	2	2	2	2.00	2.00	2.00	2.00
Records Compliance Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Police Records Specialist	3	3	3	3	3.00	3.00	3.00	3.00
Parking Technician	4	4	4	4	1.90	1.90	1.90	1.90
Total	152	157	157	157	149.90	153.90	153.90	153.90

Public Safety Office of Emergency Management	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Emergency Management Coordinator	0	1	1	1	0.00	1.00	1.00	1.00
Assistant Emergency Mgmt Coordinator	0	1	1	1	0.00	1.00	1.00	1.00
Emergency Mgmt Specialist	0	1	1	1	0.00	1.00	1.00	1.00
Total	0	3	3	3	0.00	3.00	3.00	3.00

Municipal Court	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Municipal Court Judge	1	0	1	1	0.48	0.00	0.75	1.00
Alternate Municipal Court Judge	1	1	1	1	0.01	0.01	0.25	0.25
Municipal Court Administrator	1	1	1	1	1.00	1.00	1.00	1.00
Chief Deputy Court Clerk	1	1	1	1	1.00	1.00	1.00	1.00
Deputy Marshal	3	3	3	3	1.43	1.43	1.43	1.43
Deputy Court Clerk	6	6	6	6	6.00	6.00	6.00	6.00
Juvenile Case Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Total	14	13	14	14	10.91	10.43	11.43	11.68

Neighborhood Enhancement Neighborhood Services	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Director of Neighborhood Enhancement	1	1	1	1	0.75	0.75	1.00	1.00
Assistant Director, Neighborhood Enhancement	0	0	1	1	0.25	0.25	1.00	1.00
Community Liaison	1	1	1	1	0.48	0.48	0.48	0.48
Community Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Administrative Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Total	4	4	5	5	3.48	3.48	4.48	4.48

Neighborhood Enhancement Community Enhancement	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Community Enhancement Technician	0	2	2	4	0.00	1.25	1.00	2.00
Code Compliance Officer	0	2	2	2	0.00	2.00	2.00	2.00
Hotircultural Specialist	0	0	0	1	0.00	0.00	0.00	1.00
Total	0	4	4	7	0.00	3.25	3.00	5.00

Neighborhood Enhancement Code Compliance	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Community Health and Safety Manager	1	1	1	1	1.00	1.00	1.00	1.00
Chief Sanitarian	1	1	1	1	1.00	1.00	1.00	1.00
Sanitarian	2	2	2	2	2.00	2.00	2.00	2.00
Code Compliance Officer	3	3	3	3	3.00	3.00	3.00	3.00
FOG Enforcement Officer	0	1	1	1	0.00	1.00	1.00	1.00
Total	7	8	8	8	7.00	8.00	8.00	8.00

Neighborhood Enhancement Animal Protection	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Animal Protection Officer	4	4	4	4	4.00	4.00	4.00	4.00
Animal Protection Supervisor	1	1	1	1	1.00	1.00	1.00	1.00
Total	5	5	5	5	5.00	5.00	5.00	5.00

Neighborhood Enhancement Animal Shelter	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Animal Services Manager	1	1	1	1	1.00	1.00	1.00	1.00
Animal Shelter Supervisor	1	1	1	1	1.00	1.00	1.00	1.00
Administrative Assistant	1	1	1	1	1.00	1.00	1.00	1.00
Adoption Counselor	0	1	1	1	0.00	1.00	1.00	1.00
Volunteer/Events Coordinator	0	1	1	1	0.00	1.00	1.00	1.00
Animal Services Clerk/Dispatch	2	2	2	2	2.00	2.00	2.00	2.00
Veterinary Technician	1	2	2	2	1.00	2.00	2.00	2.00
Animal Shelter Technician, Lead	3	4	4	4	3.00	4.00	4.00	4.00
Animal Shelter Technician	5	6	6	6	2.00	3.00	3.00	3.00
Total	14	19	19	19	11.00	16.00	16.00	16.00

Library	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Director of Library	1	1	1	1	1.00	1.00	1.00	1.00
Library - Division Manager	3	3	3	3	3.00	3.00	3.00	3.00
Librarian	4	5	5	5	4.00	5.00	5.00	5.00
Circulation Supervisor	1	1	1	1	1.00	1.00	1.00	1.00
Library Assistant	5	5	5	5	5.00	5.00	5.00	5.00
Library Clerk	7	7	7	7	4.55	4.55	4.55	4.55
Library Page	5	5	5	5	2.20	2.20	2.20	2.20
Total	26	27	27	27	20.75	21.75	21.75	21.75

PARD Administration	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Director of Parks and Recreation	1	1	1	1	1.00	1.00	1.00	1.00
Assistant Director of Parks and Recreation	1	1	1	1	1.00	1.00	1.00	1.00
Business Operations Manager	1	1	1	1	1.00	1.00	1.00	1.00
Administrative Assistant Senior	1	1	1	1	1.00	1.00	1.00	1.00
Administrative Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Total	5	5	5	5	5	5	5	5

PARD - Parks Operations	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Parks Operations Manager	1	1	1	1	1.00	1.00	1.00	1.00
Natural Area Maintenance Crew Leader	0	0	0	1	0.00	0.00	0.00	1.00
Natural Area Maintenance Maint Tech	0	0	0	1	0.00	0.00	0.00	1.00
Parks Maintenance Supervisor	1	1	1	1	1.00	1.00	1.00	1.00
Parks Maintenance Crew Leader	3	3	3	3	3.00	3.00	3.00	3.00
Parks/Facilities Worker	6	6	4	4	6.00	6.00	4.00	4.00
Parks/Facilities Specialist	7	7	7	7	7.00	7.00	7.00	7.00
Parks/Athletic Fields Worker	2	2	3	3	2.00	2.00	3.00	3.00
Intern	3	3	3	3	0.52	0.52	0.52	0.52
Total	23	23	22	24	20.53	20.53	19.53	21.53

PARD - Recreation Programs	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Recreation Manager	1	1	1	1	1.00	1.00	1.00	1.00
Recreation Programs Manager	1	1	1	1	1.00	1.00	1.00	1.00
Youth Services Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Special Events & Marketing Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Senior Citizen Programs Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Youth Services Specialist	1	1	1	1	0.88	0.88	0.88	0.88
Summer Program Coordinator	1	1	1	1	0.27	0.27	0.27	0.27
Summer Assistant Program Coordinator	1	1	1	1	0.23	0.23	0.23	0.23
Summer Playground Site Supervisor	2	2	2	2	0.46	0.46	0.46	0.46
Summer Asst. Playground Site Supervisor	4	4	4	4	0.92	0.92	0.92	0.92
Summer Playground Leader	16	16	16	16	3.69	3.69	3.69	3.69
Total	30	30	30	30	11.46	11.46	11.46	11.46

PARD - Discovery Center	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Discovery Center Attendant	1	1	1	1	1.00	1.00	1.00	1.00
Urban Forester	1	1	1	1	1.00	1.00	1.00	1.00
Discovery Center Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Total	3	3	3	3	3	3	3	3

Parks and Recreation Outdoor Pool	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Pool Manager	1	1	1	1	0.35	0.35	0.35	0.35
Water Safety Instructor	4	4	4	4	0.98	0.98	0.98	0.98
Head Lifeguard	4	4	4	4	1.08	1.08	1.08	1.08
Lifeguard	7	7	7	7	1.72	1.72	1.72	1.72
Cashier / Pool Attendant	2	2	2	2	0.33	0.33	0.33	0.33
Total	18	18	18	18	4.45	4.45	4.45	4.45

Parks and Recreation Activity Center	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Aquatics Program Supervisor	1	1	1	1	1.00	1.00	1.00	1.00
Aquatics Fitness Program Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Athletic Program Specialist	2	2	2	2	2.00	2.00	2.00	2.00
Activity Center Attendant	6	6	6	6	5.25	5.25	5.25	5.25
Lifeguard / Water Safety Instructor	1	1	1	1	0.75	0.75	0.75	0.75
Facilities/Maintenance Worker	2	2	2	2	1.75	1.75	1.75	1.75
Lifeguard	6	6	6	6	3.00	3.00	3.00	3.00
Total	19	19	19	19	14.75	14.75	14.75	14.75

Parks and Recreation Parks Ranger	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Park Ranger Program Manager	1	1	1	1	1.00	1.00	1.00	1.00
Park Ranger IV	1	1	1	1	1.00	1.00	1.00	1.00
Park Ranger III	4	4	4	4	0.77	0.77	0.77	0.77
Park Ranger II	7	7	7	7	1.01	1.01	1.01	1.01
Park Ranger I	10	10	10	10	1.24	1.24	1.24	1.24
Total	23	23	23	23	5.02	5.02	5.02	5.02

General Services Administration	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Executive Director of Community Services	1	1	1	0	1.00	1.00	1.00	0.00
Director of General Services	0	0	0	1	0.00	0.00	0.00	0.67
Recovery	1	1	1	0	0.67	0.67	0.67	0.00
Assistant Director	1	1	1	0	1.00	1.00	1.00	0.00
Community Services Operations Manager	1	1	1	1	1.00	1.00	1.00	1.00
Administrive Coordinator	0	0	0	1	0.00	0.00	0.00	1.00
Administrative Assistant	1	1	1	1	1.00	1.00	1.00	1.00
Total	5.00	5.00	5.00	4.00	4.67	4.67	4.67	3.67

General Services Fleet Services	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Fleet Services Supervisor	1	1	1	1	1.00	1.00	1.00	1.00
Master Fleet Service Technician, Lead	2	2	2	2	2.00	2.00	2.00	2.00
Master Fleet Service Technician	3	3	3	3	3.00	3.00	3.00	3.00
Emergency Vehicle Technician	0	1	1	1	0.00	1.00	1.00	1.00
Fleet Inventory Technician	1	1	1	1	1.00	1.00	1.00	1.00
Fleet Services Specialist	1	1	1	1	1.00	1.00	1.00	1.00
Total	8	9	9	9	8.00	9.00	9.00	9.00

General Services Facilities and Grounds	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Construction Manager	1	1	1	1	1.00	1.00	1.00	1.00
Construction Technician	1	2	2	2	1.00	2.00	2.00	2.00
Construction Specialist	1	1	0	1	1.00	1.00	0.00	1.00
HVAC Technician	0	0	0	1	0.00	0.00	0.00	1.00
Total	3	4	3	5	3.00	4.00	3.00	5.00

Public Services Transportation Administration	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Transportation	1	1	1	1	1.00	1.00	1.00	1.00
Transportation Engineering Manager	1	1	1	1	1.00	1.00	1.00	1.00
Engineering Technician	1	1	1	1	1.00	1.00	1.00	1.00
Public Services GIS/Technology Specialist	1	1	1	1	1.00	1.00	1.00	1.00
Administrative Assistant, Senior	1	1	1	1	1.00	1.00	1.00	1.00
Inventory Control Technician	1	1	1	1	1.00	1.00	1.00	1.00
Total	6	6	6	6	6.00	6.00	6.00	6.00

Public Services Transportation - Traffic	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Traffic Control Crew Leader	2	2	2	2	2.00	2.00	2.00	2.00
Traffic Control Equipment Oper II	2	2	2	2	2.00	2.00	2.00	2.00
Traffic Control Equipment Oper I	5	5	5	5	5.00	5.00	5.00	5.00
Traffic Signal Technician	2	2	2	2	2.00	2.00	2.00	2.00
Total	11	11	11	11	11.00	11.00	11.00	11.00

Public Services Transportation - Streets	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Streets Maintenance Manager	1	1	1	1	1.00	1.00	1.00	1.00
Streets Control Maintenance Crew Leader	4	4	4	4	4.00	4.00	4.00	4.00
Street Equipment Operator II	6	6	6	6	6.00	6.00	6.00	6.00
Street Equipment Operator I	9	9	9	9	9.00	9.00	9.00	9.00
Total	20	20	20	20	20.00	20.00	20.00	20.00

Engineering	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Director of Engineering/Cap Improvements	1	1	1	1	1.00	1.00	1.00	1.00
Assistant Director Engineering	0	0	0	1	0.00	0.00	0.00	1.00
Assistant Director Capital Improvements	0	0	0	1	0.00	0.00	0.00	1.00
Senior Engineer	5	5	5	3	5.00	5.00	5.00	3.00
Senior Engineer CDBG-DR	1	1	1	1	1.00	1.00	1.00	1.00
Project Engineer	1	1	1	1	1.00	1.00	1.00	1.00
Project Engineer CDBG-DR	1	1	1	1	1.00	1.00	1.00	1.00
Watershed Engineer	0	0	0	1	0.00	0.00	0.00	1.00
Engineering Technician II	1	1	1	1	1.00	1.00	1.00	1.00
Engineering Inspections Manager	1	1	1	1	1.00	1.00	1.00	1.00
Engineering Inspector	4	4	4	4	4.00	4.00	4.00	4.00
Engineering Inspector-CDBG-DR	1	1	1	1	1.00	1.00	1.00	1.00
CIP Program Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
GIS Transit Analyst	1	1	0	0	1.00	1.00	0.00	0.00
Engineer in Training	3	3	3	3	3.00	3.00	3.00	3.00
Administrative Assistant	1	1	1	1	1.00	1.00	1.00	1.00
Real Estate Acquisitions Administrator	1	1	1	1	1.00	1.00	1.00	1.00
Acquisitions Assistant	0	1	1	1	0.00	1.00	1.00	1.00
Total	23	24	23	24	23.00	24.00	23.00	24.00

Stormwater Management	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Stormwater Systems Manager	1	1	1	1	1.00	1.00	1.00	1.00
Drainage Maint. Crew Leader	2	3	3	3	2.00	3.00	3.00	3.00
Stormwater Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Project Engineer	1	1	1	1	1.00	1.00	1.00	1.00
Drainage Maint. Equipment Operator I	4	6	6	6	4.00	6.00	6.00	6.00
Drainage Maint. Equipment Operator II	3	4	4	4	3.00	4.00	4.00	4.00
Stormwater Technician	0	1	1	1	0.00	1.00	1.00	1.00
Total	12	17	17	17	12.00	17.00	17.00	17.00

Water/Wastewater Distribution and Maintenance	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Water Distribution Manager	1	1	1	1	1.00	1.00	1.00	1.00
W/WW Field Maintenance Supervisor	1	1	1	1	1.00	1.00	1.00	1.00
W/WW Utility Project Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
W/WW Maintenance Crew Leader	4	5	5	5	4.00	5.00	5.00	5.00
W/WW Equipment Operator II	5	5	5	5	5.00	5.00	5.00	5.00
W/WW Equipment Operator I	11	14	14	14	11.00	14.00	14.00	14.00
Cross Connection Control BFP	1	1	1	1	1.00	1.00	1.00	1.00
W/WW Electrical Field Maintenance Tech	1	1	1	1	1.00	1.00	1.00	1.00
Instrumentation/Controls Maintenance Tech	3	3	3	3	3.00	3.00	3.00	3.00
W/WW Field Maintenance Tech	3	3	3	3	3.00	3.00	3.00	3.00
Inventory/Control Technician	1	1	1	1	1.00	1.00	1.00	1.00
Total	32	36	36	36	32.00	36.00	36.00	36.00

Water/Wastewater Quality	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Water Quality Services Manager	1	1	1	1	1.00	1.00	1.00	1
Water Quality Crew Leader	1	1	1	1	1.00	1.00	1.00	1
Water Quality Technician	5	6	6	6	5.00	6.00	6.00	6
Administrative Assistant	0	0	0	1	0.00	0.00	0.00	1
Administrative Clerk	1	1	1	0	1.00	1.00	1.00	0
Total	8	9	9	9	8.00	9.00	9.00	9.00

Water/Wastewater Administration	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Assistant Director of Public Services	1	1	1	1	1.00	1.00	1.00	1.00
Technology Specialist / GIS	1	1	1	1	1.00	1.00	1.00	1.00
Public Services Support Specialist	1	1	1	1	1.00	1.00	1.00	1.00
Administrative Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Administrative Clerk	1	1	1	1	0.88	0.88	1.00	1.00
Total	5	5	5	5	4.88	4.88	5.00	5.00

Water/Wastewater Conservation	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Conservation Coordinator	0.5	0.5	0.5	0.5	0.50	0.50	0.50	0.50
Technician	0.5	0.5	0.5	0.5	0.50	0.50	0.50	0.50
Irrigation Inspector	0	0	0	1	0.00	0.00	0.00	1.00
Total	1	1	1	2	1.00	1.00	1.00	2.00

Water/Wastewater Collection	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
WWW Collection Manager	1	1	1	1	1.00	1.00	1.00	1.00
WWW Maintenance Crew Leader	3	3	3	4	3.00	3.00	3.00	4.00
WWW Equipment Operator II	4	7	7	7	4.00	7.00	7.00	7.00
WWW Equipment Operator I	11	8	8	8	11.00	8.00	8.00	8.00
Total	19	19	19	20	19.00	19.00	19.00	20.00

Public Services Administration	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Director of Public Services	1	1	1	1	1.00	1.00	1.00	1.00
Public Services GIS/Technology Manager	1	1	1	1	1.00	1.00	1.00	1.00
Utility Financial Analyst	0	0	0	1	0.00	0.00	0.00	1.00
Utility Systems Analyst	1	1	1	1	1.00	1.00	1.00	1.00
Inventory Control Supervisor	1	1	1	1	1.00	1.00	1.00	1.00
Inventory Technician	1	1	1	1	0.00	1.00	1.00	1.00
GIS Technician	0	1	1	1	0.00	1.00	1.00	1.00
Total	5	6	6	7	4.00	6.00	6.00	7.00

Electric Administration	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Assistant Director of Public Services	1	1	1	1	1.00	1.00	1.00	1.00
Electric Engineering Service Manager	1	1	1	1	1.00	1.00	1.00	1.00
Graduate Engineer	1	1	1	1	1.00	1.00	1.00	1.00
Electrical Engineering Technician	4	3	3	4	4.00	3.00	3.00	4.00
Electrical Engineering Technician Sr.	0	1	1	2	0.00	1.00	1.00	2.00
Administrative Clerk	1	1	0	0	1.00	1.00	0.00	0.00
Administrative Coordinator	0	0	1	1	0.00	0.00	1.00	1.00
Administrative Assistant	1	0	0	0	1.00	0.00	0.00	0.00
Adminstrative Assistant Sr.	0	1	1	1	0.00	1.00	1.00	1.00
Power System Technician	0	1	1	1	0.00	1.00	1.00	1.00
Public Services GIS/Tech Specialist	1	1	1	1	1.00	1.00	1.00	1.00
Total	10	11	11	13	10.00	11.00	11.00	13.00

Electric Conservation	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Public Services Conservation Coordinator	0.5	0.5	0.5	0.5	0.50	0.50	0.50	0.50
Public Services Conservation Technician	0.5	0.5	0.5	0.5	0.50	0.50	0.50	0.50
Total	1	1	1	1	1.00	1.00	1.00	1.00

Electric Meter Operations	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Utilities Metering Manager	1	1	1	1	1.00	1.00	1.00	1.00
Metering Supervisor	1	1	1	1	1.00	1.00	1.00	1.00
Complex Meter Technician	1	1	1	2	1.00	1.00	1.00	2.00
Meter Service Technician	6	6	6	6	6.00	6.00	6.00	6.00
Public Services Meter Data Specialist	1	1	1	1	1.00	1.00	1.00	1.00
Public Services Support Specialist	1	1	1	1	1.00	1.00	1.00	1.00
Administrative Assistant Sr.	1	1	1	1	1.00	1.00	1.00	1.00
Total	12	12	12	13	12.00	12.00	12.00	13.00

Electric Maintenance	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Electric Distribution Manager	1	1	1	1	1.00	1.00	1.00	1.00
Electric Crew Leader	4	4	4	4	4.00	4.00	4.00	4.00
Line Worker	10	4	4	4	10.00	4.00	4.00	4.00
Sr Line Worker	0	4	4	4	0.00	4.00	4.00	4.00
Line Person Apprentice I/II	4	4	4	4	4.00	4.00	4.00	4.00
Line Person Apprentice III/IV	0	4	2	4	0.00	4.00	2.00	2.00
Line Person Helper	3	2	4	2	3.00	2.00	4.00	4.00
Service Technician	0	2	2	2	0.00	2.00	2.00	2.00
Inventory Control Technician	1	1	1	1	1.00	1.00	1.00	1.00
Total	23	26	26	26	23.00	26.00	26.00	26.00

Utility Billing and Collections	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Utility Billing Manager	1	1	1	1	1.00	1.00	1.00	1.00
Utility Applications Administrator	1	1	1	1	1.00	1.00	1.00	1.00
Billing Quality Assurance Specialist	1	1	1	1	1.00	1.00	1.00	1.00
Utilities Customer Service Supervisor	2	2	2	2	2.00	2.00	2.00	2.00
Accounting Specialist	5	5	5	6	5.00	5.00	5.00	6.00
Lead Cashier	2	2	2	2	2.00	2.00	2.00	2.00
Utilities Customer Service Clerk	3	3	3	2	3.00	3.00	3.00	2.00
Total	15	15	15	15	15.00	15.00	15.00	15.00

Resource Recovery	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Community Enhancement Mngr	1	1	1	1	1.00	1.00	1.00	1.00
Resource Recovery Coordinator	1	2	1	1	1.00	2.00	1.00	1.00
Resource Recovery Specialist	1	0	1	1	1.00	0.00	0.32	0.32
Community Enhancement Specialist	1	1	1	1	1.00	1.00	1.00	1.00
Intern	3	3	3	3	0.96	0.96	0.32	0.32
Total	7	7	7	7	4.96	4.96	3.64	3.64

Transit	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Transit Support Specialist	1	1	1	1	1.00	1.00	1.00	1.00
Transit Manager	1	1	1	1	1.00	1.00	1.00	1.00
Total	2	2	2	2	2.00	2.00	2.00	2.00

Main Street	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Main Street Program Coordinator	1	1	1	1	1.00	1.00	1.00	1.00
Intern	0	0	2	2	0.00	0.00	1.00	1.00
Administrative Assistant	0	1	1	1	0.00	1.00	1.00	1.00
Downtown Grounds	1	1	1	1	1.00	1.00	1.00	1.00
Total	2	3	5	5	2.00	3.00	4.00	4.00

CVB	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Director of CVB	1	1	1	1	1.00	1.00	1.00	1.00
Destination Service Manager	1	1	1	1	1.00	1.00	1.00	1.00
Innovation Manager	1	1	1	1	1.00	1.00	1.00	1.00
Social Media Specialist	1	1	1	1	1.00	1.00	1.00	1.00
Destination Event Specialist	1	1	1	1	1.00	1.00	1.00	1.00
Administrative Coordinator	1	1	0	0	1.00	1.00	0.00	0.00
Visitor Services Specialist	1	1	1	1	0.50	0.50	1.00	1.00
Arts Coordinator	1	1	1	1	0.50	0.50	1.00	1.00
Total	8	8	7	7	7.00	7.00	7.00	7.00

WIC Administration	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
Administrative Assistant, Senior	1	1	1	1	1.00	1.00	1.00	1.00
Health & Nutrition Specialist	5	5	5	5	5.00	5.00	5.00	5.00
WIC Clerk	8	8	8	8	8.00	8.00	8.00	8.00
Total	14	14	14	14	14.00	14.00	14.00	14.00

WIC Nutrition	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
WIC Program Administrator	1	1	1	1	1.00	1.00	1.00	1.00
WIC Supervisor/Nutritionist	5	5	5	5	5.00	5.00	5.00	5.00
Total	6	6	6	6	6.00	6.00	6.00	6.00

WIC Lactation	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
WIC Program Supervisor	1	1	1	1	1.00	1.00	1.00	1.00
Total	1	1	1	1	1.00	1.00	1.00	1.00

WIC Peer Counselor	Positions				Full Time Equivalent			
	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21	Actual 2018-19	Adopted 2019-20	Actual 2019-20	Adopted 2020-21
WIC Clerk/Breastfeeding Peer Counselor	4	4	4	4	4.00	4.00	4.00	4.00
Total	4	4	4	4	4.00	4.00	4.00	4.00

FY 2021-2030 10 Year CIP Project List

8/25/2020

Category	Project ID	Project Name	2021 Proposed City Cost	2022 Proposed City Cost	2023 Proposed City Cost	2024 Proposed City Cost	2025 Proposed City Cost	2026 - 2030 Proposed City Cost	Total City 10 Year Cost
Airport	159	Airport - Routine Maintenance Grant Match	$ 50,000						$ 50,000
Airport	520	Airport - Runway 17-35 Extension			$ 500,000		$ 2,000,000		$ 2,500,000
Airport	605	Airport - WWII Tower and Electric Vault relocation				$ 150,000	$ 600,000		$ 750,000
CVB	473	Arts District to enhance performing and visual space						$ 100,000	$ 100,000
Eng.	606	Airport - FM 110 Connection Drive		$ 100,000	$ 600,000				$ 700,000
Eng.	630	Cheatham Street Sidewalks				$ 20,000	$ 200,000		$ 220,000
Eng.	700	Craddock/Bishop Intersection Imps				$ 50,000		$ 450,000	$ 500,000
Eng.	701	Ed JL Green Sidewalk						$ 140,000	$ 140,000
Eng.	702	North, Hutchison and Mary St. Roundabout						$ 450,000	$ 450,000
Eng.	195	SH 21 San Marcos River Bridge Prel Eng. Rpt				$ 200,000			$ 200,000
Eng.	230	Transportation Master Plan			$ 400,000			$ 400,000	$ 800,000
Eng.	583	Transportation Oversize		$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 500,000	$ 900,000
Eng.	718	UPRR Quiet Zone - Uhland Rd. Quad Gates				$ 1,000,000			$ 1,000,000
Fire	776	Fire Department Replacement Battalion Chief Command						$ 225,000	$ 225,000
Fire	403	Fire Department Replacement Brush Truck #2 (52-319)						$ 285,000	$ 285,000
Fire	62	Fire Department Replacement Engine (52-614)	$ 785,000						$ 785,000
Fire	773	Fire Department Replacement Engine (52-628)		$ 910,000					$ 910,000
Fire	775	Fire Department Replacement Engine (17050)						$ 1,200,000	$ 1,200,000
Fire	774	Fire Department Replacement Truck (52-631)						$ 1,500,000	$ 1,500,000
Fire	603	Fire Department New Engine - Airport			$ 955,000				$ 955,000
Fire	772	Fire Department New Engine - Yarrington and IH 35 (Blanco Vista)			$ 865,000				$ 865,000
Fire	8	Fire Department New Station - Airport		$ 650,000	$ 8,100,000				$ 8,750,000
Fire	601	Fire Department New Station - Highpoint/Trace Station #6	$ 4,500,000						$ 4,500,000
Fire	771	Fire Department New Station - Yarrington and IH 35 (Blanco Vista)		$ 1,500,000	$ 500,000	$ 8,000,000			$ 10,000,000
Fire	722	Fire Station #2 Demolition		$ 50,000					$ 50,000
Fire	728	Fire Station #5 Parking Lot Expansion			$ 25,000	$ 150,000			$ 175,000
Fire	725	Fire Station #1 Remodel		$ 200,000	$ 1,800,000				$ 2,000,000
Fire	726	Fire Station #3 Remodel			$ 100,000	$ 900,000			$ 1,000,000
General	524	Airport - Taxiway System, Ramp Rehab Design		$ 1,600,000					$ 1,600,000
General	627	Belvin Street Improvements			$ 200,000			$ 650,000	$ 850,000
General	730	Bishop Sidewalk Imps - Franklin to Prospect					$ 225,000	$ 980,000	$ 1,205,000
General	183	Bishop Street Improvements		$ 50,000	$ 850,000				$ 900,000
General	199	Chestnut Street Improvements					$ 375,000	$ 1,230,000	$ 1,605,000
General	31	Comprehensive Plan					$ 100,000		$ 100,000
General	667	Critical Facility Security		$ 50,000	$ 50,000				$ 100,000
General	39	Disaster Recovery Infrastructure	$ 170,000					$ 170,000	$ 340,000
General	582	E. Aquarena Springs Drive Reconstruction			$ 600,000				$ 600,000
General	547	Ed JL Green Dr Imps				$ 220,000		$ 580,000	$ 800,000
General	69	Fiber Optic Infrastructure Expansions		$ 80,000	$ 80,000	$ 80,000	$ 35,000		$ 275,000
General	477	Guadalupe Street Improvements							$ -

FY 2021-2030 10 Year CIP Project List

Category	Project ID	Project Name	2021 Proposed City Cost	2022 Proposed City Cost	2023 Proposed City Cost	2024 Proposed City Cost	2025 Proposed City Cost	2026 - 2030 Proposed City Cost	Total City 10 Year Cost
General	691	Heritage Neighborhood Imps				$ 400,000		$ 2,000,000	$ 2,400,000
General	719	Hopkins Drainage and Wastewater Imps from Riverside to City Hall				$ 200,000		$ 700,000	$ 900,000
General	96	Hwy 123 12" Water AC Line Replacement				$ 300,000		$ 700,000	$ 1,000,000
General	629	IH-35 Utility Relocations - Hwy 123 and River Ridge	$ 350,000						$ 350,000
General	600	Kingwood and Sherwood Imps			$ 1,500,000				$ 1,500,000
General	563	Linda Drive Improvements		$ -					$ -
General	559	Long Street Realignment						$ 800,000	$ 800,000
General	692	MLK Street Reconstruction				$ 450,000		$ 2,100,000	$ 2,550,000
General	509	Mockingbird Hills Subdivision Imps				$ 750,000		$ 4,000,000	$ 4,750,000
General	742	Nance North Drainage Imps.				$ 30,000		$ 200,000	$ 230,000
General	678	Network Cabling Infrastructure for City Facilities - Bond	$ 300,000						$ 300,000
General	593	Old RR12/Moore Street Reconstruction					$ 250,000	$ 2,200,000	$ 2,450,000
General	372	Pat Garrison Improvements from Comanche to Guadalupe			$ 75,000		$ 750,000		$ 825,000
General	748	Purgatory Creek Improvements Ph 2			$ 1,200,000		$ 2,900,000	$ 5,500,000	$ 9,600,000
General	596	Ramsay St. Reconstruction			$ 150,000		$ 700,000		$ 850,000
General	173	River Ridge Extension to Post Road					$ 3,200,000	$ 6,300,000	$ 9,500,000
General	419	Sessom/Academy Intersection Improvements	$ 155,000						$ 155,000
General	650	Sessom Shared Use Path from N LBJ to Comanche				$ 230,000		$ 2,200,000	$ 2,430,000
General	694	Stagecoach Road Extension						$ 1,860,000	$ 1,860,000
General	747	Strategic Land Acquisition			$ 250,000				$ 250,000
General	644	Sunset Acres Subdivision		$ 100,000	$ 2,100,000				$ 2,200,000
General	638	Surface Water Treatment Plant Access							$ -
General	746	Telephone System and Replacement		$ 150,000					$ 150,000
General	234	Victory Gardens Neighborhood Improvements Ph. II - South Section				$ 400,000		$ 1,400,000	$ 1,800,000
General	778	William Pettus Improvements					$ 550,000	$ 1,900,000	$ 2,450,000
General B	594	Hopkins Street Improvements Project from Moore to Guadalupe		$ 100,000	$ 1,300,000				$ 1,400,000
General B	464	Old Ranch Road 12 Improvements – Craddock to Holland		$ 50,000	$ 1,500,000				$ 1,550,000
General B	679	Purgatory Creek Improvements Ph 1			$ 1,400,000	$ 8,900,000			$ 10,300,000
General B	525	Wallace Addition Subdivision		$ 1,000,000			$ 5,000,000		$ 6,000,000
General T	415	Downtown Alley Reconstruction	$ 100,000		$ 500,000				$ 600,000
General T	752	Downtown Alley Reconstruction Ph 2					$ 40,000	$ 160,000	$ 200,000
General T	712	Downtown Pedestrian Safety & Comfort Improvements	$ 200,000	$ 200,000	$ 200,000	$ 200,000			$ 800,000
General T	614	Downtown Property Acquisition	$ 2,000,000						$ 2,000,000
General T	45	Downtown Reconstruction Ph. II - LBJ: Grove St. to Hopkins			$ 650,000			$ 2,400,000	$ 3,050,000
Gen Svs	736	Boy Scout Hut Stabilization		$ 50,000					$ 50,000
Gen Svs	475	City Facilities HVAC Replacement	$ 250,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000		$ 4,250,000
Gen Svs	169	City Facility Parking Lots	$ 125,000	$ 250,000					$ 375,000

FY 2021-2030 10 Year CIP Project List

Category	Project ID	Project Name	2021 Proposed City Cost	2022 Proposed City Cost	2023 Proposed City Cost	2024 Proposed City Cost	2025 Proposed City Cost	2026 - 2030 Proposed City Cost	Total City 10 Year Cost
Gen Svs	753	City Facility Roof Replacements	$ 250,000	$ 500,000	$ 500,000				$ 1,250,000
Gen Svs	526	City Facility Major Maintenance/Repairs	$ 250,000	$ 1,000,000	$ 1,000,000	$ 300,000	$ 300,000	$ 1,500,000	$ 4,350,000
Gen Svs	739	Dunbar Education Building Stabilization			$ 75,000	$ 250,000			$ 325,000
Gen Svs	589	Senior Citizens Center						$ 2,550,000	$ 2,550,000
Gen Svs	476	Sheltered Bus Stops/ADA Improvements		$ 80,000		$ 80,000			$ 160,000
Gen Svs	754	Transit Intermodal Station				$ 500,000	$ 5,000,000		$ 5,500,000
Gen Svs	755	Transit Maintenance and Administration Facility						$ 2,200,000	$ 2,200,000
Nbrhood Enhan.	732	Animal Shelter - Long Term Imps		$ 75,000		$ 750,000	$ 5,500,000		$ 6,325,000
Nbrhood Enhan.	697	Household Hazardous Waste New Facility	$ 500,000		$ 5,000,000				$ 5,500,000
Parks & Rec	655	Activity Center Splash Pad/Playground		$ 50,000	$ 100,000	$ 500,000			$ 650,000
Parks & Rec	411	Blanco River Village City Park					$ 200,000		$ 200,000
Parks & Rec	751	Gary Softball Complex Renovation Ph 2.			$ 2,000,000				$ 2,000,000
Parks & Rec	590	Nature Center						$ 3,050,000	$ 3,050,000
Parks & Rec	756	Open Space Development Plan		$ 100,000					$ 100,000
Parks & Rec	740	River Parks ADA Restroom Imps		$ 600,000					$ 600,000
Parks & Rec	449	River Parks Development Plan	$ 100,000						$ 100,000
Parks & Rec	189	San Marcos Youth Baseball Complex					$ 900,000	$ 9,000,000	$ 9,900,000
Parks & Rec	656	Spray Pads East side/West Side		$ 100,000	$ 400,000	$ 400,000			$ 900,000
Parks & Rec	616	Cemetery Improvements		$ 225,000	$ 400,000				$ 625,000
Public Safety	610	Police Department Renovations	$ 2,000,000						$ 2,000,000
Public Safety	30	Public Safety Mobile Video Technology	$ 200,000	$ 200,000	$ 200,000			$ 690,000	$ 1,290,000
Public Svs	703	Traffic Signal Synchronization and Improvement Project		$ 226,000		$ 106,000		$ 111,000	$ 443,000
		General Fund	**$ 4,985,000**	**$ 11,146,000**	**$ 30,875,000**	**$ 26,416,000**	**$ 29,885,000**	**$ 59,821,000**	**$ 163,128,000**
		General TIRZ Funded	**$ 2,300,000**	**$ 200,000**	**$ 1,350,000**	**$ 200,000**	**$ 40,000**	**$ 2,560,000**	**$ 6,650,000**
		General Approved Bond Funded	**$ 4,500,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,500,000**
		Resource Recovery Fund	**$ 500,000**	**$ -**	**$ 5,000,000**	**$ -**	**$ -**	**$ -**	**$ 5,500,000**
Water	507	Airport - Utilities & Stormwater Imps			$ 140,000	$ 400,000			$ 540,000
Water	627	Belvin Street Improvements			$ 250,000			$ 700,000	$ 950,000
Water	183	Bishop Street Improvements			$ 850,000				$ 850,000
Water	BLANCO	Blanco Gardens Stormwater	$ 35,000						$ 35,000
Water	325	Briarwood and River Ridge Imps	$ 150,000	$ 500,000					$ 650,000
Water	680	Castle Forest Channel		$ 120,000					$ 120,000
Water	657	Cheatham Water Line Guadalupe to CM Allen		$ 80,000		$ 450,000			$ 530,000
Water	199	Chestnut Street Improvements					$ 150,000	$ 500,000	$ 650,000
Water	31	Comprehensive Plan					$ 100,000		$ 100,000
Water	667	Critical Facility Security		$ 50,000	$ 50,000				$ 100,000
Water	415	Downtown Alley Reconstruction	$ 50,000		$ 250,000				$ 300,000
Water	752	Downtown Alley Reconstruction Ph 2					$ 20,000	$ 100,000	$ 120,000
Water	45	Downtown Reconstruction Ph. II - LBJ: Grove St. to Hopkins			$ 500,000			$ 1,700,000	$ 2,200,000
Water	704	Dunbar Utility Imps		$ 1,800,000					$ 1,800,000
Water	547	Ed JL Green Dr Imps				$ 25,000		$ 60,000	$ 85,000
Water	691	Heritage Neighborhood Imps				$ 280,000		$ 1,400,000	$ 1,680,000

FY 2021-2030 10 Year CIP Project List

Category	Project ID	Project Name	2021 Proposed City Cost	2022 Proposed City Cost	2023 Proposed City Cost	2024 Proposed City Cost	2025 Proposed City Cost	2026 - 2030 Proposed City Cost	Total City 10 Year Cost
Water	594	Hopkins Street Improvements Project from Moore to Guadalupe		$ 200,000	$ 550,000				$ 750,000
Water	669	Highway 80/Davis Lane 18" Wastewater Rehab			$ 840,000				$ 840,000
Water	96	Hwy 123 12" Water AC Line Replacement				$ 500,000		$ 1,200,000	$ 1,700,000
Water	629	IH-35 Utility Relocations - Hwy 123 and River Ridge	$ 550,000						$ 550,000
Water	777	IH-35 Utility Relocations - Phase 3				$ 200,000		$ 700,000	$ 900,000
Water	600	Kingwood and Sherwood Imps	$ 200,000		$ 700,000				$ 900,000
Water	563	Linda Drive Improvements		$ 1,250,000					$ 1,250,000
Water	733	Midway Utility Improvements		$ 300,000					$ 300,000
Water	692	MLK Street Reconstruction				$ 165,000		$ 825,000	$ 990,000
Water	509	Mockingbird Hills Subdivision Imps				$ 250,000		$ 1,200,000	$ 1,450,000
Water	742	Nance North Drainage Imps.				$ 80,000		$ 450,000	$ 530,000
Water	678	Network Cabling Infrastructure for City Facilities - Bond							$ -
Water	464	Old Ranch Road 12 Improvements – Craddock to Holland		$ 50,000	$ 1,500,000				$ 1,550,000
Water	372	Pat Garrison Improvements from Comanche to Guadalupe			$ 205,000		$ 250,000		$ 455,000
Water	679	Purgatory Creek Improvements Ph 1			$ 150,000	$ 1,100,000			$ 1,250,000
Water	748	Purgatory Creek Improvements Ph 2			$ 150,000		$ 300,000	$ 600,000	$ 1,050,000
Water	596	Ramsay St. Reconstruction			$ 100,000		$ 515,000		$ 615,000
Water	695	Ridgeway Hillcrest Drainage Improvements						$ 50,000	$ 50,000
Water	419	Sessom/Academy Intersection Improvements	$ 150,000						$ 150,000
Water	545	Shady, Valley, Gravel Utility Improvements			$ 200,000		$ 850,000		$ 1,050,000
Water	694	Stagecoach Road Extension						$ 745,000	$ 745,000
Water	747	Strategic Land Acquisition			$ 250,000				$ 250,000
Water	644	Sunset Acres Subdivision			$ 950,000				$ 950,000
Water	638	Surface Water Treatment Plant Access						$ 1,500,000	$ 1,500,000
Water	746	Telephone System and Replacement		$ 63,000					$ 63,000
Water	234	Victory Gardens Neighborhood Improvements Ph. II - South Section				$ 700,000		$ 2,300,000	$ 3,000,000
Water	525	Wallace Addition Subdivision		$ 300,000			$ 1,900,000		$ 2,200,000
Water	24	Centerpoint Rd 12" Water Main Extension					$ 200,000	$ 1,300,000	$ 1,500,000
Water	658	Clovis Barker Water Line					$ 100,000	$ 1,000,000	$ 1,100,000
Water	556	Comanche Pump Station Improvements	$ 450,000	$ 2,800,000					$ 3,250,000
Water	659	Comanche Pump Station to Old Ranch Road 12 Water Line					$ 100,000	$ 900,000	$ 1,000,000
Water	538	Deerwood Water Improvements				$ 700,000		$ 4,000,000	$ 4,700,000
Water	660	Harris Hill Rd Water Line				$ 150,000		$ 1,150,000	$ 1,300,000
Water	91	Hopkins Water Line Replacement - LBJ to CM Allen				$ 100,000		$ 400,000	$ 500,000
Water	581	Hunter Water Main Extension from Harmons Way to H&H Industrial Park	$ 600,000		$ 2,200,000				$ 2,800,000
Water	414	Hwy 21 Water		$ 2,500,000					$ 2,500,000
Water	661	Hwy 80 Water Line			$ 250,000	$ 2,000,000			$ 2,250,000

FY 2021-2030 10 Year CIP Project List

Category	Project ID	Project Name	2021 Proposed City Cost	2022 Proposed City Cost	2023 Proposed City Cost	2024 Proposed City Cost	2025 Proposed City Cost	2026 - 2030 Proposed City Cost	Total City 10 Year Cost
Water	98	IH 35 Water McCarty-Centerpoint					$ 300,000	$ 1,500,000	$ 1,800,000
Water	505	IH 35S Water Improvements - Clovis Barker south across creek	$ 250,000						$ 250,000
Water	100	IH 35S Water Wonder World to Clovis Barker and Civic						$ 1,925,000	$ 1,925,000
Water	522	Lazy Lane Water Improvements			$ 400,000	$ 2,100,000			$ 2,500,000
Water	99	Long St. Waterline Crossing						$ 700,000	$ 700,000
Water	662	Old Bastrop Hwy Posey to Francis Harris Water Line						$ 825,000	$ 825,000
Water	706	Old Bastrop Hwy Water Centerpoint to Horace Howard						$ 1,050,000	$ 1,050,000
Water	613	Rattler Road Water Line Extension			$ 100,000		$ 800,000		$ 900,000
Water	671	Reclaimed Water System Expansion Ph. 2						$ 7,100,000	$ 7,100,000
Water	663	Stagecoach to Bishop Water Line Extension						$ 550,000	$ 550,000
Water	208	Stagecoach to Great Oaks Drive Water Line						$ 2,100,000	$ 2,100,000
Water	757	Surface Water Treatment Agreement w/CRWA	$ 5,146,575						$ 5,146,575
Water	664	Trails End Water Line Extension to Kissing Tree			$ 40,000	$ 400,000			$ 440,000
Water	665	Trunk Hill Pumps					$ 2,500,000		$ 2,500,000
Water	231	Trunk Hill Tank			$ 1,790,000				$ 1,790,000
Water	666	Trunk Hill to Lazy Lane Water Line					$ 50,000	$ 400,000	$ 450,000
Water	668	Undersized Water Main Replacements		$ 150,000		$ 1,000,000			$ 1,150,000
Water	720	University Dr. Water replacement - CM Allen to Sessom			$ 200,000	$ 600,000			$ 800,000
Water	248	Water Improvements	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 750,000	$ 1,500,000
Water	249	Water Main Oversizing	$ 150,000		$ 150,000		$ 150,000	$ 300,000	$ 750,000
Water	250	Water Master Plan					$ 500,000	$ 500,000	$ 1,000,000
Water	251	Water Pump Station Improvements	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 750,000	$ 1,500,000
Water	288	Water Supply - ARWA	$ 36,500,000					$ 5,300,000	$ 41,800,000
Water	247	Water System Improvements	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 750,000	$ 1,500,000
		Water Fund Total	**$ 44,681,575**	**$ 10,613,000**	**$ 13,215,000**	**$ 11,650,000**	**$ 9,235,000**	**$ 47,280,000**	**$ 136,674,575**
Wastewater	507	Airport - Utilities & Stormwater Imps			$ 200,000	$ 800,000			$ 1,000,000
Wastewater	627	Belvin Street Improvements			$ 300,000			$ 800,000	$ 1,100,000
Wastewater	183	Bishop Street Improvements			$ 850,000				$ 850,000
Wastewater	BLANCO	Blanco Gardens Stormwater	$ 250,000						$ 250,000
Wastewater	680	Castle Forest Channel		$ 120,000					$ 120,000
Wastewater	199	Chestnut Street Improvements					$ 110,000	$ 360,000	$ 470,000
Wastewater	39	Disaster Recovery Infrastructure	$ 170,000					$ 170,000	$ 340,000
Wastewater	415	Downtown Alley Reconstruction	$ 50,000		$ 250,000				$ 300,000
Wastewater	752	Downtown Alley Reconstruction Ph 2					$ 20,000	$ 100,000	$ 120,000
Wastewater	45	Downtown Reconstruction Ph. II - LBJ: Grove St. to Hopkins			$ 500,000			$ 1,200,000	$ 1,700,000
Wastewater	704	Dunbar Utility Imps		$ 1,800,000					$ 1,800,000
Wastewater	547	Ed JL Green Dr Imps				$ 85,000		$ 415,000	$ 500,000
Wastewater	69	Fiber Optic Infrastructure Expansions		$ 80,000	$ 80,000	$ 80,000	$ 35,000		$ 275,000
Wastewater	691	Heritage Neighborhood Imps				$ 240,000		$ 1,200,000	$ 1,440,000

FY 2021-2030 10 Year CIP Project List

Category	Project ID	Project Name	2021 Proposed City Cost	2022 Proposed City Cost	2023 Proposed City Cost	2024 Proposed City Cost	2025 Proposed City Cost	2026 - 2030 Proposed City Cost	Total City 10 Year Cost
Wastewater	719	Hopkins Drainage and Wastewater Imps from Riverside to City Hall				$ 20,000		$ 100,000	$ 120,000
Wastewater	594	Hopkins Street Improvements Project from Moore to Guadalupe		$ 200,000	$ 550,000				$ 750,000
Wastewater	669	Highway 80/Davis Lane 18" Wastewater Rehab			$ 2,700,000				$ 2,700,000
Wastewater	629	IH-35 Utility Relocations - Hwy 123 and River Ridge	$ 700,000						$ 700,000
Wastewater	777	IH-35 Utility Relocations - Phase 3				$ 150,000		$ 400,000	$ 550,000
Wastewater	600	Kingwood and Sherwood Imps	$ 200,000		$ 650,000				$ 850,000
Wastewater	563	Linda Drive Improvements		$ 1,250,000					$ 1,250,000
Wastewater	427	Main Lift Station (LS #1) Replacement		$ 1,200,000		$ 8,600,000			$ 9,800,000
Wastewater	733	Midway Utility Improvements		$ 300,000					$ 300,000
Wastewater	692	MLK Street Reconstruction				$ 165,000		$ 825,000	$ 990,000
Wastewater	742	Nance North Drainage Imps.				$ 90,000		$ 550,000	$ 640,000
Wastewater	464	Old Ranch Road 12 Improvements – Craddock to Holland		$ 50,000	$ 1,200,000				$ 1,250,000
Wastewater	372	Pat Garrison Improvements from Comanche to Guadalupe			$ 10,000		$ 100,000		$ 110,000
Wastewater	679	Purgatory Creek Improvements Ph 1			$ 150,000	$ 1,100,000			$ 1,250,000
Wastewater	748	Purgatory Creek Improvements Ph 2			$ 150,000		$ 300,000	$ 600,000	$ 1,050,000
Wastewater	596	Ramsay St. Reconstruction			$ 25,000		$ 115,000		$ 140,000
Wastewater	695	Ridgeway Hillcrest Drainage Improvements						$ 50,000	$ 50,000
Wastewater	419	Sessom/Academy Intersection Improvements	$ 350,000						$ 350,000
Wastewater	545	Shady, Valley, Gravel Utility Improvements			$ 350,000		$ 1,700,000		$ 2,050,000
Wastewater	694	Stagecoach Road Extension						$ 745,000	$ 745,000
Wastewater	747	Strategic Land Acquisition			$ 250,000				$ 250,000
Wastewater	644	Sunset Acres Subdivision		$ 100,000	$ 900,000				$ 1,000,000
Wastewater	746	Telephone System and Replacement		$ 62,000					$ 62,000
Wastewater	234	Victory Gardens Neighborhood Improvements Ph. II - South Section				$ 750,000		$ 2,500,000	$ 3,250,000
Wastewater	525	Wallace Addition Subdivision		$ 300,000			$ 1,900,000		$ 2,200,000
Wastewater	568	Airport 10-inch/12-inch Wastewater Main		$ 650,000		$ 2,500,000			$ 3,150,000
Wastewater	576	Blanco River Village Lift Station (LS #21) and City Softball Fields Lift Station (LS #47) Decommissioning				$ 145,000	$ 720,000		$ 865,000
Wastewater	422	Brown Terrace Lift Station 20 Upsize				$ 25,000	$ 125,000		$ 150,000
Wastewater	425	Care Inn Wastewater Lift Station 5	$ 400,000						$ 400,000
Wastewater	575	Gary Job Corp Lift Station (LS #46) Decommissioning			$ 2,000,000				$ 2,000,000
Wastewater	564	Hemphill Creek 12-inch, 24-inch, 27-inch Wastewater Main				$ 1,400,000	$ 7,000,000		$ 8,400,000
Wastewater	572	Highway 80 Lift Station Expansion						$ 780,000	$ 780,000
Wastewater	97	IH 35 Ellis to Wonderworld WW Improvements	$ 450,000	$ 1,400,000					$ 1,850,000
Wastewater	642	Rehab LS14 River Road	$ 150,000						$ 150,000
Wastewater	573	Upper Blanco River 24-Inch Wastewater Transfer Interceptor						$ 5,650,000	$ 5,650,000

FY 2021-2030 10 Year CIP Project List

Category	Project ID	Project Name	2021 Proposed City Cost	2022 Proposed City Cost	2023 Proposed City Cost	2024 Proposed City Cost	2025 Proposed City Cost	2026 - 2030 Proposed City Cost	Total City 10 Year Cost
Wastewater	258	Wastewater Collection Improvements	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 750,000	$ 1,500,000
Wastewater	244	Wastewater Improvements	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 750,000	$ 1,500,000
Wastewater	245	Wastewater Lift Station Improvements	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 750,000	$ 1,500,000
Wastewater	246	Wastewater Master Plan Update		$ 400,000				$ 400,000	$ 800,000
Wastewater	708	Wastewater Oversizing				$ 500,000			$ 500,000
Wastewater	571	WWTP 4.0 MGD AADF Expansion			$ 3,000,000		$ 17,500,000		$ 20,500,000
Wastewater	727	WWTP Misc. Improvements Ph 2	$ 7,704,000						$ 7,704,000
Wastewater	707	Sessom Creek Restoration - Phase 2		$ 800,000					$ 800,000
		Wastewater Fund Total	**$ 10,874,000**	**$ 9,162,000**	**$ 14,565,000**	**$ 17,100,000**	**$ 30,075,000**	**$ 19,095,000**	**$ 100,871,000**
Stormwater	524	Airport - Taxiway System, Ramp Rehab Design							$ -
Stormwater	507	Airport - Utilities & Stormwater Imps			$ 140,000	$ 600,000			$ 740,000
Stormwater	627	Belvin Street Improvements			$ 500,000			$ 1,400,000	$ 1,900,000
Stormwater	730	Bishop Sidewalk Imps - Franklin to Prospect					$ 75,000	$ 325,000	$ 400,000
Stormwater	183	Bishop Street Improvements		$ 200,000	$ 5,800,000				$ 6,000,000
Stormwater	680	Castle Forest Channel		$ 1,500,000					$ 1,500,000
Stormwater	199	Chestnut Street Improvements					$ 65,000	$ 150,000	$ 215,000
Stormwater	415	Downtown Alley Reconstruction			$ 400,000				$ 400,000
Stormwater	752	Downtown Alley Reconstruction Ph 2							$ -
Stormwater	45	Downtown Reconstruction Ph. II - LBJ: Grove St. to Hopkins			$ 650,000			$ 2,400,000	$ 3,050,000
Stormwater	582	E. Aquarena Springs Drive Reconstruction			$ 100,000				$ 100,000
Stormwater	547	Ed JL Green Dr Imps				$ 350,000		$ 1,100,000	$ 1,450,000
Stormwater	477	Guadalupe Street Improvements							$ -
Stormwater	691	Heritage Neighborhood Imps				$ 1,000,000		$ 5,000,000	$ 6,000,000
Stormwater	719	Hopkins Drainage and Wastewater Imps from Riverside to City Hall				$ 60,000		$ 230,000	$ 290,000
Stormwater	594	Hopkins Street Improvements Project from Moore to Guadalupe		$ 100,000	$ 1,900,000				$ 2,000,000
Stormwater	96	Hwy 123 12" Water AC Line Replacement				$ 200,000		$ 500,000	$ 700,000
Stormwater	629	IH-35 Utility Relocations - Hwy 123 and River Ridge	$ 5,300,000						$ 5,300,000
Stormwater	777	IH-35 Utility Relocations - Phase 3				$ 150,000		$ 400,000	$ 550,000
Stormwater	600	Kingwood and Sherwood Imps	$ 100,000		$ 1,500,000				$ 1,600,000
Stormwater	563	Linda Drive Improvements		$ -					$ -
Stormwater	559	Long Street Realignment						$ 250,000	$ 250,000
Stormwater	692	MLK Street Reconstruction				$ 30,000		$ 50,000	$ 80,000
Stormwater	509	Mockingbird Hills Subdivision Imps				$ 70,000		$ 350,000	$ 420,000
Stormwater	742	Nance North Drainage Imps.				$ 250,000		$ 1,200,000	$ 1,450,000
Stormwater	464	Old Ranch Road 12 Improvements – Craddock to Holland		$ 100,000	$ 3,400,000				$ 3,500,000
Stormwater	593	Old RR12/Moore Street Reconstruction					$ 400,000	$ 1,550,000	$ 1,950,000
Stormwater	372	Pat Garrison Improvements from Comanche to Guadalupe			$ 70,000		$ 700,000		$ 770,000
Stormwater	679	Purgatory Creek Improvements Ph 1			$ 1,400,000	$ 9,400,000			$ 10,800,000
Stormwater	748	Purgatory Creek Improvements Ph 2			$ 1,500,000		$ 3,800,000	$ 7,300,000	$ 12,600,000
Stormwater	596	Ramsay St. Reconstruction			$ 50,000		$ 400,000		$ 450,000

FY 2021-2030 10 Year CIP Project List

Category	Project ID	Project Name	2021 Proposed City Cost	2022 Proposed City Cost	2023 Proposed City Cost	2024 Proposed City Cost	2025 Proposed City Cost	2026 - 2030 Proposed City Cost	Total City 10 Year Cost
Stormwater	695	Ridgeway Hillcrest Drainage Improvements						$ 250,000	$ 250,000
Stormwater	173	River Ridge Extension to Post Road					$ 200,000	$ 800,000	$ 1,000,000
Stormwater	419	Sessom/Academy Intersection Improvements	$ 1,200,000						$ 1,200,000
Stormwater	650	Sessom Shared Use Path from N LBJ to Comanche				$ 20,000		$ 120,000	$ 140,000
Stormwater	545	Shady, Valley, Gravel Utility Improvements			$ 350,000		$ 1,700,000		$ 2,050,000
Stormwater	694	Stagecoach Road Extension						$ 4,185,000	$ 4,185,000
Stormwater	644	Sunset Acres Subdivision		$ 1,600,000	$ 3,000,000				$ 4,600,000
Stormwater	746	Telephone System and Replacement		$ 100,000					$ 100,000
Stormwater	234	Victory Gardens Neighborhood Improvements Ph. II - South Section				$ 450,000		$ 2,600,000	$ 3,050,000
Stormwater	525	Wallace Addition Subdivision		$ 600,000			$ 3,600,000		$ 4,200,000
Stormwater	778	William Pettus Improvements					$ 550,000	$ 800,000	$ 1,350,000
Stormwater	734	Cemetery/Franklin Stormwater Imps			$ 100,000		$ 1,800,000		$ 1,900,000
Stormwater	33	Cottonwood Creek Detention Study				$ 3,500,000		$ 12,000,000	$ 15,500,000
Stormwater	358	Downtown SmartCode Water Quality Plan Implementation			$ 100,000	$ 100,000	$ 100,000		$ 300,000
Stormwater	676	Fairlawn Stormwater Imps			$ 350,000		$ 1,100,000		$ 1,450,000
Stormwater	254	Girard/Earle Stormwater Improvements				$ 50,000	$ 200,000		$ 250,000
Stormwater	681	Hills of Hays	$ 3,000,000						$ 3,000,000
Stormwater	599	Hughson Drive Stormwater Improvements							$ -
Stormwater	684	Land Acquisition for future detention/WQ/ Flood storage			$ 500,000		$ 500,000	$ 500,000	$ 1,500,000
Stormwater	682	Midtown Stormwater Ph. 2				$ 400,000		$ 1,300,000	$ 1,700,000
Stormwater	683	McKie at Willow Springs Creek Bridge Replacement						$ 900,000	$ 900,000
Stormwater	190	Schulle Creek Culvert Imp						$ 1,150,000	$ 1,150,000
Stormwater	53	Stormwater Master Plan Update		$ 800,000				$ 1,000,000	$ 1,800,000
Stormwater	210	Stormwater System Improvements	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 600,000	$ 1,200,000
Stormwater	686	UP Railroad Corridor					$ 300,000	$ 1,270,000	$ 1,570,000
Stormwater	618	Various Stormwater Imps		$ 200,000					$ 200,000
Stormwater	731	Wallace Addition Offsite Drainage Imps		$ 6,700,000					$ 6,700,000
Stormwater F	675	Rio Vista Stormwater Imps	$ 400,000	$ 1,100,000					$ 1,500,000
Stormwater F	325	Briarwood and River Ridge Imps	$ 1,200,000	$ 1,400,000					$ 2,600,000
		Stormwater Fund Total	**$ 9,720,000**	**$ 12,020,000**	**$ 21,930,000**	**$ 16,750,000**	**$ 15,610,000**	**$ 49,680,000**	**$ 125,710,000**
		Stormwater CDBG-HUD Fund Total	**$ 1,600,000**	**$ 2,500,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,100,000**
Electric	627	Belvin Street Improvements			$ 250,000				$ 250,000
Electric	183	Bishop Street Improvements			$ -				$ -
Electric	657	Cheatham Water Line Guadalupe to CM Allen		$ 60,000		$ 300,000			$ 360,000
Electric	199	Chestnut Street Improvements					$ 20,000	$ 100,000	$ 120,000
Electric	31	Comprehensive Plan					$ 100,000		$ 100,000
Electric	667	Critical Facility Security		$ 50,000	$ 50,000				$ 100,000
Electric	39	Disaster Recovery Infrastructure	$ 170,000					$ 170,000	$ 340,000
Electric	415	Downtown Alley Reconstruction	$ 250,000		$ 1,000,000				$ 1,250,000
Electric	752	Downtown Alley Reconstruction Ph 2					$ 20,000	$ 100,000	$ 120,000
Electric	712	Downtown Pedestrian Safety & Comfort Improvements		$ 235,000		$ 235,000			$ 470,000

FY 2021-2030 10 Year CIP Project List

Category	Project ID	Project Name	2021 Proposed City Cost	2022 Proposed City Cost	2023 Proposed City Cost	2024 Proposed City Cost	2025 Proposed City Cost	2026 - 2030 Proposed City Cost	Total City 10 Year Cost
Electric	45	Downtown Reconstruction Ph. II - LBJ: Grove St. to Hopkins			$ 950,000			$ 3,000,000	$ 3,950,000
Electric	547	Ed JL Green Dr Imps				$ 10,000		$ 70,000	$ 80,000
Electric	69	Fiber Optic Infrastructure Expansions							$ -
Electric	477	Guadalupe Street Improvements	$ 500,000						$ 500,000
Electric	691	Heritage Neighborhood Imps				$ 100,000		$ 500,000	$ 600,000
Electric	719	Hopkins Drainage and Wastewater Imps from Riverside to City Hall				$ 100,000		$ 200,000	$ 300,000
Electric	594	Hopkins Street Improvements Project from Moore to Guadalupe		$ 250,000	$ 1,700,000				$ 1,950,000
Electric	96	Hwy 123 12" Water AC Line Replacement				$ 50,000		$ -	$ 50,000
Electric	629	IH-35 Utility Relocations - Hwy 123 and River Ridge							$ -
Electric	777	IH-35 Utility Relocations - Phase 3				$ 150,000		$ 500,000	$ 650,000
Electric	600	Kingwood and Sherwood Imps	$ 200,000		$ -				$ 200,000
Electric	563	Linda Drive Improvements	$ 90,000	$ 2,800,000					$ 2,890,000
Electric	559	Long Street Realignment						$ 100,000	$ 100,000
Electric	427	Main Lift Station (LS #1) Replacement		$ 50,000					$ 50,000
Electric	509	Mockingbird Hills Subdivision Imps				$ 300,000		$ 1,500,000	$ 1,800,000
Electric	742	Nance North Drainage Imps.				$ -		$ 200,000	$ 200,000
Electric	678	Network Cabling Infrastructure for City Facilities - Bond							$ -
Electric	464	Old Ranch Road 12 Improvements – Craddock to Holland		$ -	$ -				$ -
Electric	593	Old RR12/Moore Street Reconstruction					$ 200,000	$ 2,000,000	$ 2,200,000
Electric	372	Pat Garrison Improvements from Comanche to Guadalupe			$ 50,000		$ 2,500,000		$ 2,550,000
Electric	679	Purgatory Creek Improvements Ph 1			$ 100,000	$ 500,000			$ 600,000
Electric	748	Purgatory Creek Improvements Ph 2			$ 150,000		$ 300,000	$ 600,000	$ 1,050,000
Electric	596	Ramsay St. Reconstruction			$ 115,000		$ 605,000		$ 720,000
Electric	419	Sessom/Academy Intersection Improvements	$ -						$ -
Electric	650	Sessom Shared Use Path from N LBJ to Comanche				$ 230,000		$ 550,000	$ 780,000
Electric	545	Shady, Valley, Gravel Utility Improvements			$ 40,000		$ 250,000		$ 290,000
Electric	694	Stagecoach Road Extension						$ -	$ -
Electric	747	Strategic Land Acquisition			$ 250,000				$ 250,000
Electric	644	Sunset Acres Subdivision		$ 400,000	$ -				$ 400,000
Electric	746	Telephone System and Replacement		$ 125,000					$ 125,000
Electric	234	Victory Gardens Neighborhood Improvements Ph. II - South Section				$ -			$ -
Electric	525	Wallace Addition Subdivision		$ -		$ 1,500,000			$ 1,500,000
Electric	758	Automatic Fault Indicators Project	$ 800,000						$ 800,000
Electric	759	Blanco Gardens Underground	$ 1,910,000		$ 5,500,000	$ 1,590,000			$ 9,000,000
Electric	760	CA-30 Circuit Creation		$ 4,200,000					$ 4,200,000
Electric	40	Customer Extensions - New Service	$ 485,421	$ 492,702					$ 978,123
Electric	761	Downtown Grid Automation	$ 800,000						$ 800,000
Electric	762	HEB Warehouse Reconductor	$ 600,000						$ 600,000

FY 2021-2030 10 Year CIP Project List

Category	Project ID	Project Name	2021 Proposed City Cost	2022 Proposed City Cost	2023 Proposed City Cost	2024 Proposed City Cost	2025 Proposed City Cost	2026 - 2030 Proposed City Cost	Total City 10 Year Cost
Electric	763	HT-70 Reroute/Reconductor	$ 725,000						$ 725,000
Electric	764	HT-110 Reconductor		$ 725,000					$ 725,000
Electric	765	K1 Charter Academy Underground Conversion	$ 90,000	$ 960,000					$ 1,050,000
Electric	735	Power Transformer Monitoring	$ 455,000						$ 455,000
Electric	766	RR-100 Reconductor	$ 850,000						$ 850,000
Electric	767	San Marcos Mobile Home Park Maintenance	$ 400,000						$ 400,000
Electric	769	SM-220 Reconductor Ph 2	$ 965,000						$ 965,000
Electric	768	SM-230 Reconductor		$ 267,500					$ 267,500
Electric	749	Underground Electric Conversion	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 5,000,000	$ 10,000,000
Electric	232	URD Cable Replacement	$ 100,000						$ 100,000
Electric	770	Zone 1 Pole Replacement	$ 70,000	$ 730,000					$ 800,000
		Electric Fund Total	**$ 10,460,421**	**$ 12,345,202**	**$ 11,155,000**	**$ 6,065,000**	**$ 4,995,000**	**$ 14,590,000**	**$ 59,610,623**
		General Fund Total	$ 4,985,000	$ 11,146,000	$ 30,875,000	$ 26,416,000	$ 29,885,000	$ 59,821,000	$ 163,128,000
		Water Fund Total	$ 44,681,575	$ 10,613,000	$ 13,215,000	$ 11,650,000	$ 9,235,000	$ 47,280,000	$ 136,674,575
		Wastewater Fund Total	$ 10,874,000	$ 9,162,000	$ 14,565,000	$ 17,100,000	$ 30,075,000	$ 19,095,000	$ 100,871,000
		Stormwater Fund Total	$ 9,720,000	$ 12,020,000	$ 21,930,000	$ 16,750,000	$ 15,610,000	$ 49,680,000	$ 125,710,000
		Electric Fund Total	$ 10,460,421	$ 12,345,202	$ 11,155,000	$ 6,065,000	$ 4,995,000	$ 14,590,000	$ 59,610,623
		Grand Total All Funds	**$ 80,720,996.00**	**$ 55,286,202.00**	**$ 91,740,000.00**	**$ 77,981,000.00**	**$ 89,800,000.00**	**$ 190,466,000.00**	**$ 585,994,198.00**

City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: Ord. 2020-72(b), **Version:** 1

AGENDA CAPTION:..Title

Receive a Staff presentation and hold a public hearing to receive comments for or against Ordinance 2020-72, setting the tax rate for the 2020 Tax Year at 59.30 cents on each $100 of taxable value of real property that is not exempt from taxation; levying taxes for the use and support of the Municipal Government of the City for the fiscal year beginning October 1, 2020, and ending September 30, 2021; providing a sinking fund for the retirement of the bonded debt of the city; including procedural provisions; and providing an effective date; and consider approval of Ordinance 2020-72, on the second of two readings.

Meeting date: September 15, 2020

Department: Melissa Neel, Assistant Director of Finance

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: City Council adopted the budget policy on March 17 and has held budget workshops on May 26, June 30, and August 13.

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

N/A

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.

☒ Not Applicable

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

Choose an item.

Background Information:

City Council held workshops on May 26, June 30 and August 13 to discuss the fiscal year 2021 budget and tax rate. State law requires that the City hold a public hearing before the adoption of the tax rate when the proposed tax rate is more than the no new revenue tax rate. The proposed tax rate of 59.30 cents per $100 valuation is higher than the no new revenue tax rate of 56.50 cents per $100 valuation, thus requiring a public hearing. Notice of the public hearing scheduled for September 15 was published in the San Marcos Daily Record on September 6, 2020.

The tax rate of 59.30 cents per $100 valuation will generate more property taxes than last year by $2,714,724 or 7.9% and of that amount $1,494,301 is tax revenue raised from new property and improvements added to the roll this year. For fiscal year 2021, the debt to operations ratio is 29.27% debt to 70.73% operations meaning 70.73 cents of every tax dollar goes to operations and 29.37 cents pays for debt service. The voter approval tax rate is 61.22 cents per $100 of assessed valuation.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends passing the tax rate ordinance to provide property tax revenue in support of General Fund operations.

ORDINANCE NO. 2020-72

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS SETTING THE TAX RATE FOR THE 2020 TAX YEAR AT 59.30 CENTS ON EACH $100 OF TAXABLE VALUE OF REAL PROPERTY THAT IS NOT EXEMPT FROM TAXATION; LEVYING TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; PROVIDING A SINKING FUND FOR THE RETIREMENT OF THE BONDED DEBT OF THE CITY; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

1. The City Council has proposed an ad valorem tax rate of 59.30 cents on each $100 of taxable value for Tax Year 2020.

2. State law requires the City Council to set the time and place of a public hearing on the City's proposed tax rate.

3. The City Council set September 15, 2020 as the date of the public hearing on the proposed tax rate and directed staff to publish notice of the public hearing in a newspaper of general circulation in the City.

4. Notice of the public hearing on the proposed tax rate will be published in a newspaper of general circulation on September 6, 2020 and the notice will include the time and location of the public hearing to be held on September 15, 2020 at 6:00 p.m. at San Marcos City Hall, 630 E. Hopkins Street, San Marcos, Texas.

5. Passage of this ordinance on first reading constitutes a record vote of the City Council as required by Section 26.05 of the Texas Tax Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. The City Council levies, approves, and orders to be assessed and collected for Fiscal Year 2020-2021 on all property in the corporate limits of the City of San Marcos that is not exempt from taxation, a property (ad valorem) tax at the rate of $59.30 per $100 of taxable value.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 4.96 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $28.00.

SECTION 2. The property tax rate approved by the City Council is levied for the tax year 2020 upon all property not exempt from taxation situated within the corporate limits of the City. The tax rate consists of two components, each of which are approved by the City Council, and shall be apportioned as follows:

a) For the payment of current expenses to be deposited in the general fund for the purposes of paying maintenance and operation expenditures of the City for the coming year - 41.94¢ on each $100 of the taxable value of the property; and

b) To provide for a sinking fund for the payment of the principal and interest and the retirement of the bonded debt of the City as it becomes due - 17.36¢ on each $100 of the taxable value of the property.

SECTION 3. The Tax Assessor-Collector is authorized to assess and collect the property taxes owed to the City by employing the tax rate approved by the City Council.

SECTION 4. The City Director of Finance shall keep accurate and complete records of all funds assessed, collected and provided to the City pursuant to this Ordinance and keep accurate and complete records of all expenditures.

SECTION 5. Funds collected pursuant to this Ordinance shall be expended as set forth in the City of San Marcos 2020-2021 Budget.

SECTION 6. All funds collected by the City which are not specifically appropriated shall be deposited in the General Fund.

SECTION 7. This ordinance shall become effective upon approval on second reading.

PASSED AND APPROVED ON FIRST READING on September 1, 2020.

PASSED, APPROVED AND ADOPTED on September 15, 2020.

Jane Hughson
Mayor

Attest:

Approved:

Tammy K. Cook
City Clerk

Michael J. Cosentino
City Attorney

2020 Tax Rate Calculation Worksheet

Date: 08/06/2020 03:37 PM

Taxing Units Other Than School Districts or Water Districts

City of San Marcos	512-393-8000
Taxing Unit Name	Phone (area code and numbe
630 E. Hopkins, San Marcos, TX, 78666	www.sanmarcostx.gov
Taxing Unit Address, City, State, ZIP Code	Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller For 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements.*

Water districts as defined under Water Code Section 49.001(1) do use this form but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

STEP 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Rate Activity		Amount/Rate
1.	**2019 total taxable value.** Enter the amount of 2019 taxable value on the 2019 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 17).[1]		$5,298,556,057
2.	**2019 tax ceilings.** Counties, cities and junior college districts. Enter 2019 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2019 or a prior year for homeowners age 65 or older or disabled, use this step.[2]		$0
3.	**Preliminary 2019 adjusted taxable value.** Subtract Line 2 from Line 1.		$5,298,556,057
4.	**2019 total adopted tax rate.**		$.613900
5.	**2019 taxable value lost because court appeals of ARB decisions reduced 2019 appraised value.**		
	A. Original 2019 ARB values:	$0	
	B. 2019 values resulting from final court decisions:	$0	
	C. 2019 value loss. Subtract B from A.[3]		$0

Line	No-New-Revenue Rate Activity		Amount/Rate
6.	**2019 taxable value subject to an appeal under Chapter 42, as of July 25.**		
	A. 2019 ARB certified value:	406,946,126	
	B. 2019 disputed value:	81,389,225	
	C. 2019 undisputed value Subtract B from A.[4]		325,556,901
7.	**2019 Chapter 42-related adjusted values.** Add Line 5 and 6		325,556,901
8.	**2019 taxable value, adjusted for court-ordered reductions.** Add Lines 3 and 7		$5,624,112,958
9.	**2019 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2019.** Enter the 2019 value of property in deannexed territory.[5]		$0
10.	**2019 taxable value lost because property first qualified for an exemption in 2020.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2020 does not create a new exemption or reduce taxable value.		
	A. Absolute exemptions. Use 2019 market value:	$2,763,092	
	B. Partial exemptions. 2020 exemption amount or 2020 percentage exemption times 2019 value:	$4,338,931	
	C. Value loss. Add A and B.[6]		$7,102,023
11.	**2019 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1),timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2020.** Use only properties that qualified in 2020 for the first time; do not use properties that qualified in 2019.		
	A. 2019 market value:	$0	
	B. 2020 productivity or special appraised value:	$0	
	C. Value loss. Subtract B from A.[7]		$0
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.		$7,102,023
13.	**Adjusted 2019 taxable value.** Subtract Line 12 from Line 8		$5,617,010,935
14.	**Adjusted 2019 total levy.** Multiply Line 4 by Line 13 and divide by $100		$34,482,830
15.	**Taxes refunded for years preceding tax year 2019.** Enter the amount of taxes refunded by the district for tax years preceding tax year 2019. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2019. This line applies only to tax years preceding tax year 2019.[8]		$65,978
16.	**Taxes in tax increment financing (TIF) for tax year 2019** Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2020 captured appraised value in Line 18D, enter 0.[9]		$4,105,941
17.	**Adjusted 2019 levy with refunds and TIF adjustment.** Add Lines 14, and 15, subtract Line 16.[10]		$30,442,867
18.	**Total 2020 taxable value on the 2020 certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.[11]		
	A. Certified values:	$5,602,962,021	
	B. Counties: Include railroad rolling stock values certified by the Comptroller's office.	$0	
	C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property	$0	
	D. Tax increment financing: Deduct the 2020 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2020 taxes will be deposited into the tax increment fund. Do not include any new	$633,275,239	

Line	No-New-Revenue Rate Activity		Amount/Rate
	property value that will be included in Line 23 below.[12]		
	E. Total 2020 value Add A and B, then subtract C and D		$4,969,686,782
19.	**Total value of properties under protest or not included on certified appraisal roll.[13]**		
	A. 2020 taxable value of properties under protest The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest.[14]	$670,310,047	
	B. 2020 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll.[15]	$0	
	C. Total value under protest or not certified. Add A and B.		$670,310,047
20.	**2020 tax ceilings.** Counties, cities and junior colleges enter 2020 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2019 or a prior year for homeowners age 65 or older or disabled, use this step.[16]		$0
21.	**2020 total taxable value.** Add Lines 18E and 19C. Subtract Line 20C.[17]		$5,639,996,829
22.	**Total 2020 taxable value of properties in territory annexed after Jan. 1, 2019.** Include both real and personal property. Enter the 2020 value of property in territory annexed.[18]		$0
23.	**Total 2020 taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in 2019. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2019 and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for 2020.[19]		$251,990,138
24.	**Total adjustments to the 2020 taxable value.** Add Lines 22 and 23.		$251,990,138
25.	**Adjusted 2020 taxable value.** Subtract Line 24 from Line 21.		$5,388,006,691
26.	**2020 NNR tax rate.** Divide Line 17 by Line 25 and multiply by $100.[20]		$.565000 /$100
27.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the 2020 county NNR tax rate.[21]		

[1]Tex. Tax Code Section

[2]Tex. Tax Code Section

[3]Tex. Tax Code Section

[4]Tex. Tax Code Section

[5]Tex. Tax Code Section

[6]Tex. Tax Code Section

[7]Tex. Tax Code Section

[8]Tex. Tax Code Section

[9]Tex. Tax Code Section

[10]Tex. Tax Code Section

[11]Tex. Tax Code Section

[12]Tex. Tax Code Section

[13]Tex. Tax Code Section

[14]Tex. Tax Code Section

[15]Tex. Tax Code Section

[16]Tex. Tax Code Section

[17]Tex. Tax Code Section

[18]Tex. Tax Code Section

[19]Tex. Tax Code Section

[20]Tex. Tax Code Section

[21]Tex. Tax Code Section

STEP 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.

2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit s debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter Approval Tax Rate Activity		Amount/Rate
28.	**2019 M&O tax rate.** Enter the 2019 M&O tax rate.		$.407000
29.	**2019 taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*		5,624,112,958
30.	**Total 2019 M&O levy.** Multiply Line 28 by Line 29 and divide by 100.		22,890,139
31.	**Adjusted 2019 levy for calculating NNR M&O rate.**		
	A. 2019 sales tax specifically to reduce property taxes. For cities, counties and hospital districts, enter the amount of additional sales tax collected and spent on M&O expenses in 2019, if any. Other taxing units, enter 0. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent.	14,547,091	
	B. M&O taxes refunded for years preceding tax year 2019. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2019. This line applies only to tax years preceding tax year 2019.	41,273	
	C. 2019 taxes in TIF: Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2020 captured appraised value in Line 18D, enter 0.	2,722,132	
	D. 2019 transferred function: If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in E below. The taxing unit receiving the function will add this amount in E below. Other taxing units enter 0.	0	
	E. 2019 M&O levy adjustments. Add A and B, then subtract C. For taxing unit with D, subtract if discontinuing function and add if receiving function	11,866,232	
	F. Add Line 30 to 31E.		34,756,371
32.	**Adjusted 2020 taxable value.** Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet.*		5,388,006,691
33.	**2020 NNR M&O rate (unadjusted)** Divide Line 31F by Line 32 and multiply by $100.		0.6450
34.	**Rate adjustment for state criminal justice mandate.**[23]		
	A. 2020 state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	0	
	B. 2019 state criminal justice mandate Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies	0	

Line	Voter Approval Tax Rate Activity		Amount/Rate
	C. Subtract B from A and divide by Line 32 and multiply by $100	0.0000	
	D. Enter the rate calculated in C. If not applicable, enter 0.		0.0000
35.	**Rate adjustment for indigent health care expenditures**[24]		
	A. 2020 indigent health care expenditures Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state assistance received for the same purpose	0	
	B. 2019 indigent health care expenditures Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2018 and ending on June 30, 2019, less any state assistance received for the same purpose	0	
	C. Subtract B from A and divide by Line 32 and multiply by $100	0.0000	
	D. Enter the rate calculated in C. If not applicable, enter 0.		0.0000
36.	**Rate adjustment for county indigent defense compensation.**[25]		
	A. 2020 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state grants received by the county for the same purpose	0	
	B. 2019 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2018 and ending on June 30, 2019, less any state grants received by the county for the same purpose	0	
	C. Subtract B from A and divide by Line 32 and multiply by $100	0.0000	
	D. Multiply B by 0.05 and divide by Line 32 and multiply by $100.	0.0000	
	E. Enter the lessor of C and D. If not applicable, enter 0.		0.0000
37.	**Rate adjustment for county hospital expenditures.**		
	A. 2020 eligible county hospital expenditures Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2019 and ending on June 30, 2020	0	
	B. 2019 eligible county hospital expenditures Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2018 and ending on June 30, 2019	0	
	C. Subtract B from A and divide by Line 32 and multiply by $100	0.0000	
	D. Multiply B by 0.08 and divide by Line 32 and multiply by $100	0.0000	
	E. Enter the lessor of C and D, if applicable. If not applicable, enter 0.		0.0000
38.	**Adjusted 2020 NNR M&O rate.** Add Lines 33, 34D, 35D, 36E, and 37E.		0.6450
39.	**2020 voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit** If the taxing unit qualifies as a special taxing unit, multiply Line 38 by 1.08 **-or-** **Other Taxing Unit** If the taxing unit does not qualify as a special taxing unit, multiply Line 38 by 1.035. **-or-** **Taxing unit affected by disaster declaration** If the taxing unit is located in an area declared as disater area, the governing body may direct the person calculating the voter-approval rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval rate in this manner until the earlier of 1) the second year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, and 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 38 by 1.08. [27]		0.6966

Line	Voter Approval Tax Rate Activity		Amount/Rate
40.	**Total 2020 debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes, **(2)** are secured by property taxes, **(3)** are scheduled for payment over a period longer than one year, and **(4)** are not classified in the taxing unit's budget as M&O expenses.		
	A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. Enter debt amount	10,967,786	
	B. Subtract **unencumbered fund amount** used to reduce total debt.	0	
	C. Subtract **certified amount spent from sales tax to reduce debt**(enter zero if none)	0	
	D. Subtract **amount paid** from other resources	0	
	E. Adjusted debt Subtract B, C and D from A		10,967,786
41.	**Certified 2019 excess debt collections** Enter the amount certified by the collector.		1,370,519
42.	**Adjusted 2020 debt** Subtract Line 41 from Line 40E		9,597,267
43.	**2020 anticipated collection rate.**		
	A. Enter the 2020 anticipated collection rate certified by the collector	98.00	
	B. Enter the 2019 actual collection rate	98.00	
	C. Enter the 2018 actual collection rate	98.00	
	D. Enter the 2017 actual collection rate	99.00	
	E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note thet the rate can be greater than 100%.		98.00
44.	**2020 debt adjusted for collections.** Divide Line 42 by Line 43E.		9,793,129
45.	**2020 total taxable value.** Enter the amount on Line 21 of the No-New-Revenue Tax Rate Worksheet.		5,639,996,829
46.	**2020 debt rate** Divide Line 44 by Line 45 and multiply by $100.		0.1736
47.	**2020 voter-approval tax rate.** Add Line 39 and 46.		0.8702
48.	**COUNTIES ONLY.** Add together the voter-approval tax rate for each type of tax the county livies. The total is the 2020 county voter-approval tax rate.		

STEP 3 NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales tAx to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
49.	**Taxable sales.** For taxing units that adopted the sales tax in November 2019 or May 2020, enter the Comptroller's estimate of taxable sales for the previous four quarters [32]. Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2019, skip this line.	0
50.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue.[33] **Taxing units that adopted the sales tax in November 2019 or in May 2020.** Multiply the amount on Line 49 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95 [34] **-or-** **Taxing units that adopted the sales tax before November 2019.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	14,547,091

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	**2020 total taxable value.** Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet.*.	5,639,996,829
52.	**Sales tax adjustment rate.** Divide Line 50 by Line 51 and multiply by $100.	0.2580
53.	**2020 NNR tax rate, unadjusted for sales tax**[35]. Enter the rate from Line 26 or 27, as applicable, on the *No-New-Revenue Tax Rate Worksheet.*	$.565000
54.	**2020 NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November 2019 or in May 2020.** Subtract Line 52 from Line 53. Skip to Line 55 if you adopted the additional sales tax before November 2019.	$.565000
55.	**2020 voter-approval tax rate, unadjusted for sales tax.**[36] Enter the rate from Line 47 or Line 48 as applicable, of the *Voter-Approval Tax Rate Worksheet*	0.8702
56.	**2020 voter-approval tax rate, adjusted for sales tax.** Subtract Line 52 from Line 55.	0.6122

[37]Tex. Tax Code Section [38]Tex. Tax Code Section

STEP 4: Additional Rollback Protection for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O Funds to pay for a facility, device or method for the control of air, water or land pollution.

This section should only by completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Activity	Amount/Rate
57.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ [37]. The taxing unit shall provide its tax assessor-collector with a copy of the letter.[38]	$0
58.	**2020 total taxable value.** Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$5,639,996,829
59.	**Additional rate for pollution control.** Divide Line 57 by Line 58 and multiply by $100.	0.0000
60.	**2020 voter-approval tax rate, adjusted for pollution control.** Add Line 59 to one of the following lines (as applicable): Line 47, Line 48 (counties) or Line 56 (taxing units with the additional sales tax).	0.6122

[37]Tex. Tax Code Section [38]Tex. Tax Code Section

STEP 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years [39]. In a year where a special taxing unit adopts a rate above the voter-approval tax rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero.

For each tax year before 2020, the difference between the adopted tax rate and voter-approval rate is considered zero, therefore the unused increment rate for 2020 is zero.[40]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [41]

Line	Activity	Amount/Rate
61.	**2019 unused increment rate.** Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.0000
62.	**2018 unused increment rate.** Subtract the 2018 actual tax rate and the 2018 unused increment rate from the 2028 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.0000
63.	**2017 unused increment rate.** Subtract the 2017 actual tax rate and the 2017 unused increment rate from the 2017 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.0000
64.	**2020 unused increment rate.** Add Lines 61, 62 and 63.	0.0000
65.	**2020 voter-approval tax rate, adjusted for unused increment rate.** Add Line 64 to one of the following lines (as applicable): Line 47, Line 48 (counties), Line 56 (taxing units with the additional sales tax) or Line 60 (taxing units with pollution control).	

STEP 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit.[42]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [43]

Line	Activity	Amount/Rate
66.	**Adjusted 2020 NNR M&O tax rate.** Enter the rate from Line 38 of the *Voter-Approval Tax Rate Worksheet*	0.0000
67.	**2020 total taxable value.** Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet*	0
68.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 67 and multiply by $100.	0.0000
69.	**2020 debt rate** Enter the rate from Line 46 of the *Voter- Approval Tax Rate Worksheet*	0.0000
70.	**De minimis rate** Add Lines 66, 68 and 69.	0.0000

STEP 7: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate	0.5650
Voter-Approval Tax Rate	0.6122
De minimis rate	0.0000

STEP 8: Taxing Unit Representative Name and Signature

print here Jenifer Okane, PCC
Printed Name of Taxing Unit Representative

sign here Jenifer Okane
Taxing Unit Representative

8.6.20
Date

FY 2020-21
PROPOSED TAX RATE

September 15, 2020

SAN MARCOS

FY21 Proposed Tax Rate 59.30¢

Tax rate of 59.30¢ is 4.9% higher than the no new revenue tax rate of 56.50¢. The no new revenue tax rate is the rate that effectively generates the same amount of revenue on the same properties as last tax year. Tax rate of 59.30¢ will generate 7.9% more revenue than last year or $2.7M, of that $1.5M was from new property.

SAN MARCOS

Historical Tax Rate Summary

	FY18	FY19	FY20	FY21
Tax Rate per $100	61.39	61.39	61.39	59.30
Total Appraisal	$ 4,577M	$ 5,062M	$ 5,644M	$6,272M
Total Levy	$ 28.1M	$ 31.1M	$ 34.6M	$37.2M
Debt Service %	41.6%	36.8%	33.7%	29.3%
Operations %	58.4%	63.2%	66.3%	70.7%

SAN MARCOS

FY21 Proposed Tax Rate Bill Impact

Home Values	2019 Tax Rate 61.39	Proposed Tax Rate 59.30	Annual Savings	Monthly Savings
$100K	$614	$593	$21	$1.75
$200K	1,228	1,186	42	3.50
$300K	1,842	1,779	63	5.25

By lowering the proposed tax rate the average homeowner ($200K valuation) will save $42 per year on their tax bill .

City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: Ord. 2020-76, **Version:** 1

AGENDA CAPTION:
Consider approval of Ordinance 2020-76, on the first of two readings, amending Article 3 of Chapter 66 of the San Marcos City Code to transfer oversight responsibility for permitting commercial solid waste haulers from the Public Services Department to the Neighborhood Enhancement Department and increasing the permit fee to 7% of gross revenues; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.
Meeting date: September 15, 2020

Department: Neighborhood Enhancement

Amount & Source of Funding
Funds Required: N/A
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]

N/A

Choose an item.

Choose an item.

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

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☐ Land Use - Choose an item.

☐ Neighborhoods & Housing - Choose an item.

☐ Parks, Public Spaces & Facilities - Choose an item.

☐ Transportation - Choose an item.

☐ Core Services

☒ Not Applicable

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

Choose an item.

Background Information:

In 2003, City Council approved Ordinance No. 2003-33 to establish a minimum of standards for commercial solid waste collection and transport activities in the city, in order to ensure orderly operations and to minimize adverse impacts on the public; and to provide for compensation to the city for wear and tear on city streets resulting from commercial solid waste collection and transport in the city.

At the Budget Workshop on June 30, 2020, direction was given by City Council to increase the street use free from 5% to 7%.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Increase Commercial Solid Waste Hauler street use fee from 5% to 7%.

ORDINANCE NO. 2020-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING ARTICLE THREE OF CHAPTER 66 OF THE SAN MARCOS CITY CODE TO TRANSFER OVERSIGHT RESPONSIBILITY FOR PERMITTING COMMERCIAL SOLID WASTE HAULERS FROM THE PUBLIC SERVICES DEPARTMENT TO THE NEIGHBORHOOD ENHANCEMENT DEPARTMENT AND INCREASING THE PERMIT FEE TO 7% OF GROSS REVENUES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF ANY CONFLICTING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

1. The City Council hereby finds and determines that the adoption of the following ordinance is in the interest of the public health, welfare and safety.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. Section 66.076 of the San Marcos City Code titled Definitions is amended as set forth below. Added text is indicated by underlining. Deleted text is indicated by strikethroughs.

(5) *Director* means the director of the city's department of ~~public works~~ Neighborhood Enhancement or a designee of that director.

SECTION 2. Section 66.083 of the San Marcos City Code titled Street Use; reports; records is amended as set forth below. Added text is indicated by underlining. Deleted text is indicated by strikethroughs.

(b) The amount of the permit fee is ~~five~~ seven percent of the permit holder's gross revenue from commercial solid waste hauling operations in the city. The term "gross revenue" means the value of all cash consideration that a permit holder derives from the provision of commercial hauling services in the city, including but not limited to the following:

(1) All fees charged to the permit holder's customers for commercial hauling services;

(2) All revenues derived from the sale of recyclable materials collected in the city in connection with the permit holder's commercial hauling services; and

(3) Sale or rental of lists of the permit holder's customers in the city.

Gross revenue does not include any revenue not actually received by a permit holder. Revenue not actually received includes amounts deemed uncollectible.

SECTION 3. In codifying the changes authorized by this ordinance, paragraphs, sections and subsections may be renumbered and reformatted as appropriate consistent with the numbering and formatting of the San Marcos City Code.

SECTION 4. If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

SECTION 5. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

SECTION 6. This ordinance will take effect after its passage, approval and adoption on second reading.

PASSED AND APPROVED on first reading on September 15, 2020.

PASSED, APPROVED AND ADOPTED on second reading on October 7, 2020.

Jane Hughson
Mayor

Attest:

Approved:

Tammy K. Cook
Interim City Clerk

Michael J. Cosentino
City Attorney

File #: ID#20-503, **Version:** 1

AGENDA CAPTION:
Consider approval, by motion, of the ratification of the tax rate reflected in the proposed budget of 59.30 cents per $100 valuation, which will raise more revenue from property taxes than in the previous fiscal year.

Meeting date: 9/15/2020

Department: Melissa Neel, Assistant Director of Finance

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 Goal: [Please select goal from 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.

☐ Not Applicable

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

Choose an item.

Background Information:

Per the Texas Local Government Code, one of the required steps in the budget approval process is a vote to ratify the tax rate reflected in the proposed budget if it exceeds the effective tax rate. The vote on this motion should be considered after approval of the budget ordinance on second reading and before the approval of the tax rate ordinance on second reading.

The proposed tax rate is 59.30 cents per $100 valuation which is more than the no new revenue tax rate of 56.50 cents per $100 valuation. The no new revenue tax rate is the rate that will produce effectively the same amount of revenue as fiscal year FY20 based on the new appraised values of the same properties.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends ratification of the tax rate

File #: ID#20-606, **Version:** 1

AGENDA CAPTION:
Discuss and consider an appointment to the Alliance Regional Water Authority (ARWA) Board of Directors, and provide direction to staff.

Meeting date: September 15, 2020

Department: City Clerk

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]

N/A

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.

☒ Not Applicable

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

Choose an item.

Background Information:

Alliance Regional Water Authority (ARWA)
Alliance Water (formerly the Hays Caldwell Public Utility Agency) is a Regional Water Authority that was formed in January 2007 for the purpose of resolving the long-term water needs for its Participants. Alliance Water is comprised of the cities of Kyle, San Marcos and Buda, along with the Canyon Regional Water Authority which represents County Line Special Utility District (SUD), Crystal Clear SUD, Martindale WSC, and Green Valley SUD.

Directors serve staggered three year terms.

Meetings are held on the 4th Wednesday of each month at 3:00pm. The location alternates between San Marcos, Kyle and Buda.

Currently representing San Marcos:

Position #5: Mark Rockeymoore, Term Expires April 30, 2022

Position #6: Jane Hughson, Term Expires April 30, 2023

Position #7: Jon Clack, Term Expires April 30, 2022

Position #8: Vacant, Term Expires April 30, 2022

Position #9: Tom Taggart, Expires April 30, 2021

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.

File #: ID#20-594, **Version:** 1

AGENDA CAPTION:
Discuss and consider an appointment to serve as the delegate for the Texas Municipal League Business Meeting, and provide direction to Staff.
Meeting date: September 15, 2020

Department: City Clerk's Office

Amount & Source of Funding
Funds Required: Click or tap here to enter text.
Account Number: Click or tap here to enter text.
Funds Available: Click or tap here to enter text.
Account Name: Click or tap here to enter text.

Fiscal Note:

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

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

Choose an item.

Choose an item.

Choose an item.

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

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☐ Land Use - Choose an item.

☐ Neighborhoods & Housing - Choose an item.

☐ Parks, Public Spaces & Facilities - Choose an item.

☐ Transportation - Choose an item.

☐ Core Services

☐ Not Applicable

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

Choose an item.

Background Information:

The TML Annual Business Meeting will be held using *Zoom* technology this year on October 14, 2020, at 3:30 p.m.

Each city is entitled to one delegate at the business meeting. The delegate isn't required to have any special expertise, and an elected official delegate is *encouraged* but not required.

The delegate must sign up in advance by October 9, 2020, at 5:00 p.m.

Upon selection, the City Clerk will complete registration for the delegate.

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.

File #: ID#20-603, **Version:** 1

AGENDA CAPTION:
Receive a Staff presentation and hold discussion on the formation of a Community Development Block Grant - Mitigation (CDBG-MIT) Advisory Committee; and provide direction to Staff.
Meeting date: September 15, 2020

Department: Planning and Development Services

Amount & Source of Funding
Funds Required: Click or tap here to enter text.
Account Number: Click or tap here to enter text.
Funds Available: Click or tap here to enter text.
Account Name: Click or tap here to enter text.

Fiscal Note:
Prior Council Action: On March 3, 2020, City Council approved Resolution 2020-49R adopting the CDBG-MIT Action Plan, which provides for the allocation of $24,012,000 in grant funds from the US Department of Housing and Urban Development (HUD).

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

As a next step after approval of the CDBG-MIT Action Plan, federal regulations (84 FR 45838) require the City to create a Citizen Advisory Committee in order to:

1) provide increased transparency in the implementation of CDBG-MIT funds,

2) solicit and respond to public comment and input regarding the grantee's mitigation activities, and

3) serve as an on-going public forum to continuously inform the grantee's CDBG-MIT projects and programs.

This committee must be made up of citizens, not elected officials, and shall hold an open meeting at least twice annually.

Staff proposes forming a committee of five members of the Planning and Zoning Commission (P&Z) for this purpose. Since the P&Z reviews the City's Capital Improvements Program, its members are already knowledgeable of infrastructure project selection processes and the contexts within which individual projects are selected. Furthermore, they are familiar with receiving public input on projects.

The charges for this committee will be the following:

1) Transparency: Advise staff on best means of keeping the public informed about progress on the projects, especially those most affected by the scope of each project.

2) Input: Consider and discuss the actual and perceived impacts of the projects on neighborhoods.

3) Forum: In the context of the projects that have been selected for CDBG-MIT funds, consider whether something has been missed that should be considered in their implementation.

At the September 15, 2020 City Council meeting, staff will ask for City Council's direction on the proposed structure for the CDBG-MIT Advisory Committee. While staff is presenting the option of using members of P&Z, we are open to input and guidance from the City Council on the formation of this committee. The agenda item for the meeting on September 15, 2020 will only be to receive direction from the City Council. Formal action on the creation of the committee will be at a later date.

The following is an excerpt from Federal Register / Vol. 84, No. 169 / Friday, August 30, 2019 / Notices relating to the creation of the committee:

> *V.A.3.c. Availability and accessibility of the action plan and the use of citizen advisory groups. The grantee must make the action plan, any substantial amendments, and all performance reports available*

to the public on its website and on request. In addition, the grantee must make these documents available in a form accessible to persons with disabilities and those with limited English proficiency. During the term of the grant, the grantee will provide citizens, affected local governments, and other interested parties with reasonable and timely access to information and records relating to the action plan and to the grantee's use of grant funds.

Following approval of the action plan, each grantee shall form one or more citizen advisory committees that shall meet in an open forum not less than twice annually in order to provide increased transparency in the implementation of CDBG-MIT funds, to solicit and respond to public comment and input regarding the grantee's mitigation activities and to serve as an on-going public forum to continuously inform the grantee's CDBG-MIT projects and programs. The grantee may also choose to form one or more of these committees as part of its process for preparing the initial CDBG-MIT action plan submission to HUD.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

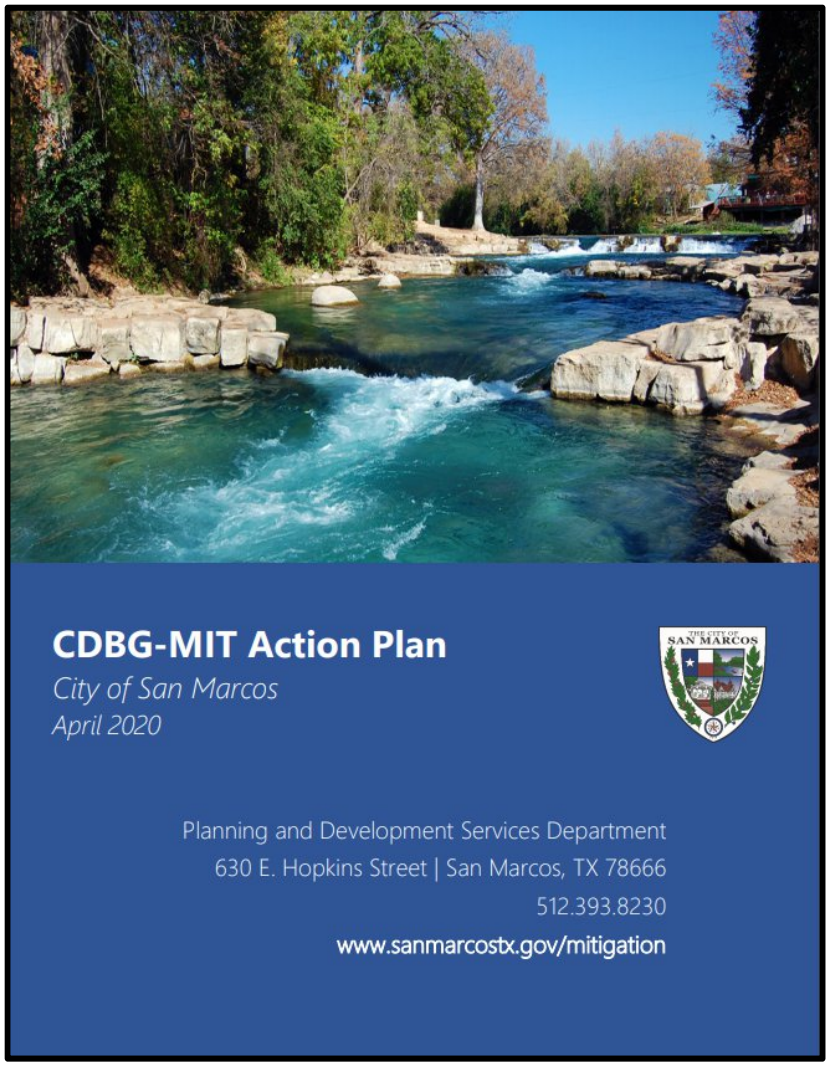
Recommendation:

Click or tap here to enter text.

CITY COUNCIL MEETING

Tuesday, September 15, 2020

CDBG-MIT Action Plan



CDBG-MIT Action Plan

Adopted by City Council
March 3, 2020

Approved by HUD
June 3, 2020

CDBG-MIT Budget

Addressing Repetitive Loss	$16,000,000
Preservation of Land	$2,849,600
Warning Systems	$300,000
Signs & Barricades	$60,000
Planning (15%)	$3,601,800
Administration (5%)	$1,200,600
TOTAL	$24,012,000

The Next Step for the CDBG-MIT Grant

Citizen Advisory Committee required (84 FR 45838)

- Must meet twice per year, minimum
- Citizens, not elected officials
- Newly created committee just for this purpose

Advisory Committee Role, per HUD

1) Provide increased transparency in the implementation of CDBG–MIT funds, and
2) Solicit and respond to public comment and input regarding the grantee's mitigation activities, and
3) Serve as an on-going public forum to continuously inform the grantee's CDBG–MIT projects and programs.

Committee Charge

1) Transparency: advise on best means of keeping the public informed
2) Input: consider actual and perceived project impacts on neighborhoods
3) Forum: recommendations for smooth implementation

Potential Composition

Form a committee of five members of the <u>Planning and Zoning Commission</u>

- Knowledgeable of infrastructure project selection processes
- Citizens, not elected officials
- Familiar with neighborhood impacts and receiving public input on projects

Next Steps

If the City Council concurs with the proposal to have P&Z serve as this committee, staff will present to the P&Z for discussion, then will bring a resolution forward for approval of the committee's structure.

City Council Direction Requested

Guidance, 72 FR 2732 (2007)) and take appropriate steps to ensure effective communications with persons with disabilities under Section 504 (see, 24 CFR 8.6) and the Americans with Disabilities Act (see 28 CFR 35.106). Since State grantees receiving CDBG–MIT funds may make grants throughout the State, including to Entitlement communities, States should carefully evaluate the needs of persons with disabilities and those with limited English proficiency. In assessing its language needs for translation of notices and other vital documents for non-English speaking residents, the grantee should consult the *Final Guidance to Federal Financial Assistance Recipients Regarding Title VI, Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons,* published on January 22, 2007, in the **Federal Register** (72 FR 2732) and at: *https://www.lep.gov/guidance/HUD_guidance_Jan07.pdf.*

V.A.3.b. *Consideration of public comments.* The grantee must consider all comments, received orally or in writing, on the action plan or any substantial amendment. A summary of these comments or views, and the grantee's response to each must be submitted to HUD with the action plan or substantial amendment.

V.A.3.c. *Availability and accessibility of the action plan and the use of citizen advisory groups.* The grantee must make the action plan, any substantial amendments, and all performance reports available to the public on its website and on request. In addition, the grantee must make these documents available in a form accessible to persons with disabilities and those with limited English proficiency. During the term of the grant, the grantee will provide citizens, affected local governments, and other interested parties with reasonable and timely access to information and records relating to the action plan and to the grantee's use of grant funds.

Following approval of the action plan, each grantee shall form one or more citizen advisory committees that shall meet in an open forum not less than twice annually in order to provide increased transparency in the implementation of CDBG–MIT funds, to solicit and respond to public comment and input regarding the grantee's mitigation activities and to serve as an on-going public forum to continuously inform the grantee's CDBG–MIT projects and programs. The grantee may also choose to form one or more of these committees as part of its process for preparing the initial CDBG–MIT action plan submission to HUD.

V.A.3.d. *Public website.* HUD is requiring grantees to maintain a public website which provides information accounting for how all CDBG–MIT funds are used, managed and administered, including links to all action plans, action plan amendments, performance reports, CDBG–MIT citizen participation requirements, and activity/program information for activities described in the action plan, including details of all contracts and ongoing procurement policies. To meet this requirement, each grantee must make the following items available on its website: The action plan (including all amendments); each QPR (as created using the DRGR system); procurement policies and procedures; all executed contracts that will be paid with CDBG–MIT funds; and the status of services or goods currently being procured (*e.g.,* phase of the procurement, requirements for proposals, etc.).

V.A.3.e. *Application status and transparency.* For applications received for CDBG–MIT assistance, the grantee must provide multiple methods of communication, such as websites, toll-free numbers, or other means that provide applicants with timely information to determine the status of their application for assistance, as provided for section V.A.1.b.(1) of this notice.

When a grantee seeks to competitively award CDBG–MIT funds, the grantee must publish on its CDBG–MIT website the eligibility requirements for such funding, all criteria to be used by the grantee in its selection of applications for funding (including the relative importance of each criterion) and the time frame for consideration of applications. The grantee shall maintain documentation to demonstrate that each funded and unfunded application was reviewed and acted upon by the grantee in accordance with the published eligibility requirements and funding criteria.

V.A.3.f. *Citizen complaints.* The grantee will provide a timely written response to every citizen complaint. The response must be provided within 15 working days of the receipt of the complaint. Complaints regarding fraud, waste, or abuse of government funds should be forwarded to the HUD OIG Fraud Hotline (phone: 1–800–347–3735 or email: *hotline@hudoig.gov*).

V.A.4. *HUD performance review authorities and grantee reporting requirements in the Disaster Recovery Grant Reporting (DRGR) System.*

V.A.4.a. *Performance review authorities.* 42 U.S.C. 5304(e) requires that the Secretary shall, at least on an annual basis, make such reviews and audits as may be necessary or appropriate to determine whether the grantee has carried out its activities in a timely manner, whether the grantee's activities and certifications are carried out in accordance with the requirements and the primary objectives of the HCDA and other applicable laws, and whether the grantee has the continuing capacity to carry out those activities in a timely manner.

This notice waives the requirements for submission of a performance report pursuant to 42 U.S.C. 12708(a), 24 CFR 91.520, and 24 CFR 1003.506. Alternatively, HUD is requiring that grantees enter information in the DRGR system in sufficient detail to permit the Department's review of grantee performance on a quarterly basis through the QPR and to enable remote review of grantee data to allow HUD to assess compliance and risk. HUD-issued general and appropriation-specific guidance for DRGR reporting requirements can be found on the HUD exchange at: *https://www.hudexchange.info/programs/drgr/.*

V.A.4.b. *DRGR action plan.* Each grantee must enter its action plan for mitigation, including performance measures, into HUD's DRGR system. As more detailed information about uses of funds is identified by the grantee, it must be entered into the DRGR system at a level of detail that is sufficient to serve as the basis for acceptable performance reports and permits HUD review of compliance requirements. HUD will provide clarifying guidance as to the content and format of the DRGR action plan, which will help reflect the unique qualities and requirements of CDBG–MIT activities and ensure clear communication to the public.

The action plan must also be entered into the DRGR system so that the grantee is able to draw its CDBG–MIT funds. The grantee may enter activities into the DRGR system before or after submission of the written action plan to HUD but will not be able to budget grant funds to these activities until after the grant agreement has been executed. To enter an activity into the DRGR system, the grantee must know the activity type, national objective, and the organization that will be responsible for the activity. In addition, a Data Universal Numbering System (DUNS) number must be entered into the system for each Responsible Organization identified in DRGR as carrying out a CDBG–MIT funded activity.

A grantee will gain access to its line of credit upon review and approval of the initial DRGR action plan. Each activity entered into the DRGR system must also be categorized under a

File #: ID#20-623, **Version:** 1

AGENDA CAPTION:
Discuss and consider the creation, appointment and implementation of an Ad Hoc Council-appointed committee charged with reviewing the Police Department's use of force policy; and provide direction to City Manager.
Meeting date: September 15, 2020

Department: City Manager's Office

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: Discussed at the September 1, 2020 City Council Meeting.

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:

On July 7, 2020 Interim Chief of Police Bob Klett provided a thorough work session presentation to the City Council detailing many aspects of the department's use of force policy. That presentation was developed in response to many emails and messages received by members of Council regarding this topic after the death of George Floyd. During that presentation, staff made a recommendation to Council that an Ad Hoc committee be appointed for the limited purposes of reviewing the department's use of force policies and making recommendations to Chief Klett and his Advisory Panel about those policies. Council provided consensus to move forward with this recommendation. On September 1, 2020, Council provided direction to staff about the process to be used to form this committee. Council also directed staff to bring the item back at the next scheduled meeting for further discussion about implementation. The purpose of this agenda item is to hold discussion about this recommendation and to provide direction to staff on the topic.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

An alternative recently suggested by the members of the Advisory Panel was to task the Advisory Panel with this review rather than forming an Ad Hoc committee.

Recommendation:

The staff recommendation is to form the Ad Hoc committee and begin this review project.

CITY MANAGER'S OFFICE

MEMO

TO: The Honorable Mayor and City Council
via: Bert Lumbreras, City Manager
FROM: Chase Stapp, Director of Public Safety
DATE: August 27, 2020
RE: Ad-hoc Committee Formation – Police Use of Force Policy

During the regular City Council meeting on September 1, 2020 you all will be asked to consider information and provide direction related to the formation of an ad hoc committee to study the Police Department's Use of Force policies and make recommendations where appropriate. As a reminder, Council provided direction to establish this committee during the regular meeting on July 7, 2020. The staff recommendation approved by Council was to charge this committee with achieving the following tasks:

- Receive a training program related to contemporary police use of force case law and policy formation
- Study the San Marcos Police Department policies pertinent to the use of force by officers
- Prepare any appropriate recommendations for potential changes to the policies and present the same to the Chief's Advisory Panel

To accomplish these goals, the ad-hoc committee will work closely with Chief Klett and his team so that they have all of the resources needed to compare the SMPD policy to best practices from across the country. Staff also recommends that the ad-hoc committee conduct public outreach as they work through the policy evaluation process. City staff will be available to assist with this outreach. The committee's final work product should be condensed into a written report to be delivered in a joint meeting with the standing Chief's Advisory Panel. Once these tasks are accomplished, the Chief of Police will receive a set of recommendations from the Chief's Advisory Panel. The Chief will then prepare an update for Council to include feedback and recommendations made by the committees and any resulting changes to the policy.

There are two key components of this process that were not discussed in detail at the July 7 meeting. Our hope is to receive guidance from the Council at the September 1 meeting in these two areas: The size of the ad-hoc committee and the process to be used in nominating committee members. This memo will provide the staff perspective and input on these two components.

Staff recommends that the ad hoc committee be comprised of 14 to 15 San Marcos residents.

A group this size should be small enough to allow for open and meaningful dialogue between all participants. Larger groups often lose agility in their ability to work through their charged tasks. At the same time, a group of this size is large enough to allow for adequate diversity and representation from various segments of our community.

We have formed committees such as this one using different methods in the past. During a regular meeting, Council members could nominate a certain number of community members who they have previously vetted and then go through a process of discussion and elimination to arrive at the correct number of panel members. Alternatively, the process recommended by staff is one that has been used multiple times recently to form various Council committees. That process involves taking applications from interested residents for a certain time period and then nominating panel members during a subsequent meeting to arrive at the desired number of committee members. Staff would work with the City Clerk and our Communications team to create the application form and publish it so that interested residents may apply.

Since this ad-hoc committee is intended to have a limited mission and time span, it would be dissolved after completing their work.

Thanks you for your leadership and direction on this concept.

City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#20-600, **Version:** 1

AGENDA CAPTION:
Hold discussion regarding Section 2.042 of the City Code relating to the Order of Business for Regular City Council meetings; and provide direction to Staff.
Meeting date: September 15, 2020

Department: City Clerk's Office, Requested by Mayor Hughson

Amount & Source of Funding
Funds Required: Click or tap here to enter text.
Account Number: Click or tap here to enter text.
Funds Available: Click or tap here to enter text.
Account Name: Click or tap here to enter text.

Fiscal Note:

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

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

Choose an item.

Choose an item.

Choose an item.

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

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☐ Land Use - Choose an item.

☐ Neighborhoods & Housing - Choose an item.

☐ Parks, Public Spaces & Facilities - Choose an item.

☐ Transportation - Choose an item.

☐ Core Services

☐ Not Applicable

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

Choose an item.

Background Information:

Attached is the Section 2.042 of the City Code of Ordinance that relates to the Order of Business for Regular City Council Meetings. This is an opportunity to review the order of business and make recommendations.

Public Hearings often end up late in the evening and for a few years Public Hearings were held at 7:00 pm or as soon as the item that ran over into 7:00 was complete. Creating an earlier start time or changing the order of the Public Hearing to a set time will make it easier for the Public to Participate.

If revisions are proposed, this would come before Council at a subsequent meeting in the form of an Ordinance amendment.

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.

ARTICLE 2. - CITY COUNCIL

DIVISION 2. - MEETINGS

Sec. 2.042. - Order of business.

The order of business for regular city council meetings is as follows:

(1) Call to order.

(2) Roll call.

(3) Pre-consent 1 (includes workshops; presentations; executive session).

(4) Invocation.

(5) Pledge of allegiance.

(6) Citizen comments (limited to 30 minutes).

(7) Pre-consent 2 (includes staff and council reports).

(8) Consent agenda—Items pulled from consent agenda.

(9) Public hearings.

(10) Non-consent agenda (board appointments et al).

(11) Question and answer session.

(12) Adjournment.

(Code 1970, § 2-15; Ord. No. 2004-56, § 1, 9-13-04; Ord. No. 2005-14, § 1, 2-25-06; Ord. No. 2007-23, § 1, 4-17-07; Ord. No. 2009-6, § 1, 2-3-09)

File #: ID#20-601, **Version:** 1

AGENDA CAPTION:
Hold discussion regarding the United States Postal Service (USPS) re-location of retail services from the San Marcos Post Office.
Meeting date: September 15, 2020

Department: Requested by Mayor Pro Tem Mihalkanin and Deputy Mayor Pro Tem Rockeymoore

Amount & Source of Funding
Funds Required: Click or tap here to enter text.
Account Number: Click or tap here to enter text.
Funds Available: Click or tap here to enter text.
Account Name: Click or tap here to enter text.

Fiscal Note:

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

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

Choose an item.

Choose an item.

Choose an item.

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

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☐ Land Use - Choose an item.

☐ Neighborhoods & Housing - Choose an item.

☐ Parks, Public Spaces & Facilities - Choose an item.

☐ Transportation - Choose an item.

☐ Core Services

☐ Not Applicable

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

Choose an item.

Background Information:

Requested by Dr. Mihalknanin and Mr. Rockeymoore

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.

File #: ID#20-632, **Version:** 1

AGENDA CAPTION:
Receive an update and hold discussion on the road closures connected to the West Hopkins Street project; and provide direction to Staff.
Meeting date: September 15, 2020

Department: City Manager Office/Engineering and CIP

Amount & Source of Funding
Funds Required: Click or tap here to enter text.
Account Number: Click or tap here to enter text.
Funds Available: Click or tap here to enter text.
Account Name: Click or tap here to enter text.

Fiscal Note:

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

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

Choose an item.

Choose an item.

Choose an item.

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

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☐ Land Use - Choose an item.

☐ Neighborhoods & Housing - Choose an item.

☐ Parks, Public Spaces & Facilities - Choose an item.

☐ Transportation - Choose an item.

☐ Core Services

☐ Not Applicable

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

Choose an item.

Background Information:

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.

File #: ID#20-628, **Version:** 1

AGENDA CAPTION:

Executive Session in accordance with §Sec.551.071 of the Texas Government Code: Consultation with attorney - to receive advice of legal counsel regarding pending litigation, to wit: The Mayan at San Marcos River, LLC and City of Martindale v. City of San Marcos, Docket No. 04-19-00018-CV in the 4th Court of Appeals of Texas.

Meeting date: 9/15/2020

Department: City Clerk's Office on behalf of the City Council

Legislation Text

File #: ID#20-629, **Version:** 1

AGENDA CAPTION:

Consider action, by motion, regarding the following Executive Session items held during the Work Session and/or Regular Meeting: §Sec.551.071 of the Texas Government Code: Consultation with attorney - to receive advice of legal counsel regarding pending litigation, to wit: The Mayan at San Marcos River, LLC and City of Martindale v. City of San Marcos, Docket No. 04-19-00018-CV in the 4th Court of Appeals of Texas.

Meeting date: 9/15/2020

Department: City Clerk's Office on behalf of the City Council