

1

2

3

### LEGEND

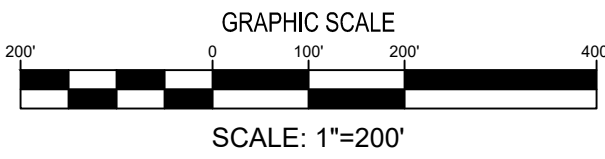
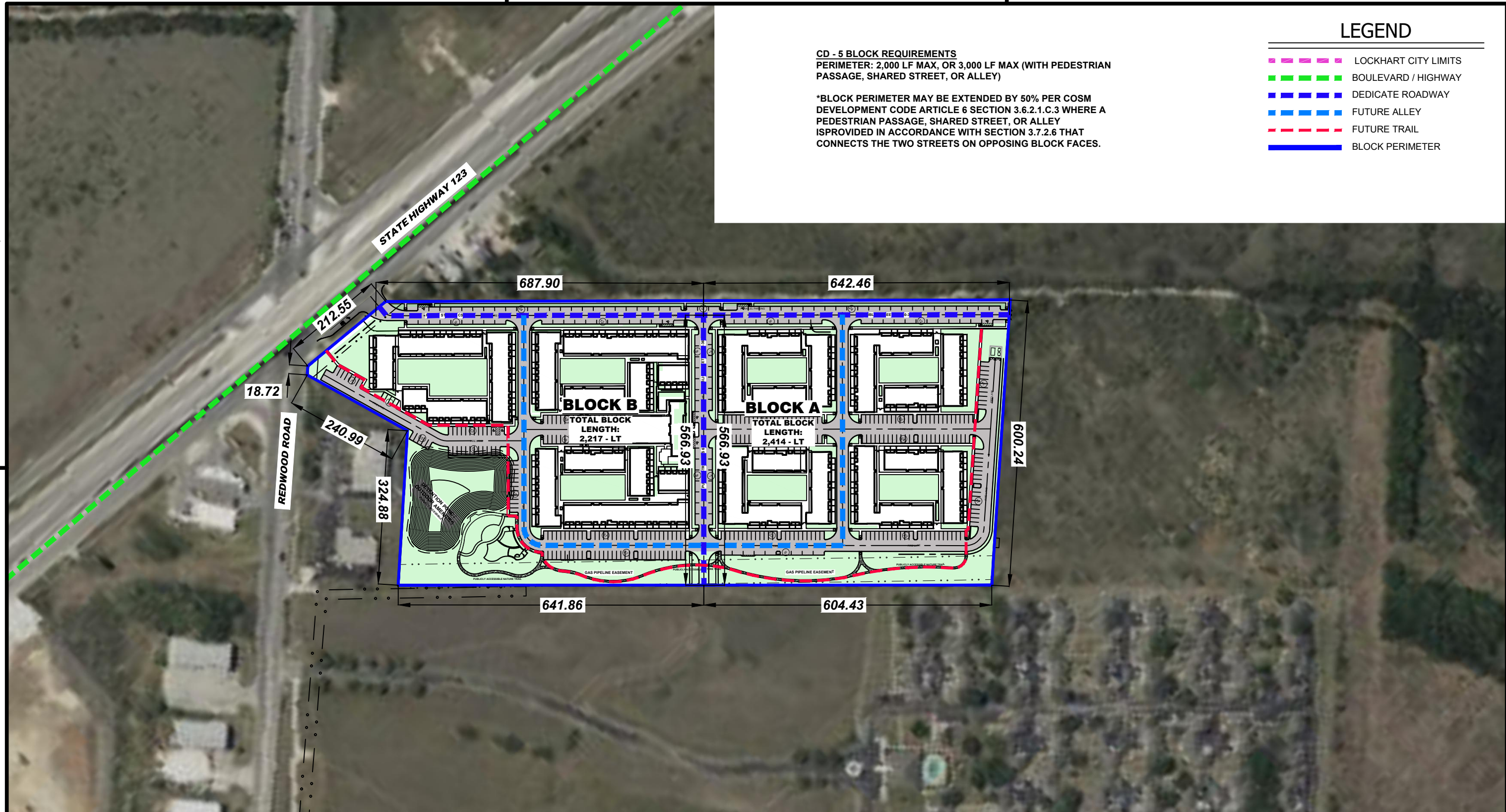
- LOCKHART CITY LIMITS
- BOULEVARD / HIGHWAY
- DEDICATE ROADWAY
- FUTURE ALLEY
- FUTURE TRAIL
- BLOCK PERIMETER

**CD - 5 BLOCK REQUIREMENTS**  
 PERIMETER: 2,000 LF MAX, OR 3,000 LF MAX (WITH PEDESTRIAN PASSAGE, SHARED STREET, OR ALLEY)

\*BLOCK PERIMETER MAY BE EXTENDED BY 50% PER COSM DEVELOPMENT CODE ARTICLE 6 SECTION 3.6.2.1.C.3 WHERE A PEDESTRIAN PASSAGE, SHARED STREET, OR ALLEY IS PROVIDED IN ACCORDANCE WITH SECTION 3.7.2.6 THAT CONNECTS THE TWO STREETS ON OPPOSING BLOCK FACES.

A

B



**ViewPoint Engineering**  
 FIRM No. F-23395  
 2121 E 6th STREET, SUITE 203  
 AUSTIN, TEXAS 78702  
 viewpointengineering.com

DATE:  
September 8, 2023

JOB NO.  
 23001

## SAN MARCOS COURTYARD VILLAS SUBDIVISION

PRELIMINARY PLAT

BLOCK EXHIBIT

MARCH 7, 2024



**MAILING ADDRESS**

2121 East Sixth Street, Suite 203  
Austin, TX 78702  
ph: 737.717.3097  
www.viewpointengineering.com

		Date: January 23, 2024
<b>Address</b> 630 E. Hopkins Street San Marcos, TX, 78666		
Attn: Engineering		
Subject:		<b>Alternative Compliance Letter</b>
		VPE#: 23001

Dear City of San Marcos:

On behalf of our client, Achieve Investment Group, LLC, we are requesting alternative compliance from Chapter 3, Article 6, Section 3.6.2.1 of the City of San Marcos’ Development Code related to Block Perimeter associated with San Marcos Courtyard Villas.

The majority of the existing site is undeveloped with an existing shed/small house near the northern corner of the site, with a gravel driveway. Per the zoning of our site, CD-5, a block perimeter of 2,000 feet is required, but can be increased to 3,000 feet. A 50% increase is accepted where the block includes a pedestrian passage, shared street, or an alley. The proposed multi-family development provides a walking trail and two alley-like designs linking Street A and Street B. These alleys resemble what is shown per Section 3.7.2.6 E, in the City of San Marcos’ Development Code, for the 50% increase in block perimeter length. Due to site constraints of the existing adjacent properties drive lane (La Vista Retirement Community), the two proposed block lengths exceed the maximum permitted length by approximately 14.3% and 10.0%, respectively (see attached Exhibit A).

Based on the above referenced site constraints, the proposed site layout complies with the intent of the City of San Marcos’ Development Code to the extent feasible. On behalf of our client, we would like to request an alternative compliance from the requirements set forth in the City of San Marcos’ Development Code, Chapter 3, Article 6, Section 3.6.2.1

If you have any questions or require additional information, please contact our office.

Attachments:

- Exhibit A – Block Exhibit

Sincerely,  
**ViewPoint Engineering**

By: Eric Beals

*Eric Beals, P.E.*  
*Director of Horizontal Design*

V:\Shared drives\PROJ\23001 SAN MARCO MF18\PERMITTING\CITY\Alternative Compliance\240122 Alternative Compliance Letter.docx