



August 3, 2017

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

RE: PSA-17-10, ZC-17-12a, ZC-17-2b, Gas Lamp Special District

Via PDF Only

Ms. Mattingly,

Thank you very much for the time that you and staff have taken to review the above referenced applications and for working with us to find a reasonable alternative process for moving forward with the planned development of Project Zircon and the Gas Lamp property in general.

Pursuant to our meeting on August 25th to review and discuss the proposed SmartCode Special District Standards, we have proposed modifications to the approved table and are providing additional details and standards related to our project. Our intent is to encourage the development of a corporate office campus and/or an opportunities for Research and Light Industrial uses on the area currently identified for Office and Research/Light Industrial on the attached Regulating Plan.

We respectfully submit the attached Special District standards table and proposed Regulating Plan. As discussed, we are proposing to amend the existing Special District standards for the 62.158 acres, expand the Special District boundaries to incorporate the 23.354 acre parcel and establish consistent development regulations across the entire portion of the property west of Arterial A.

The attached redline of the Special District standards table illustrates the proposed amendments to the existing Special District development standards. These standards are consistent with the standards being considered for adoption for the Whisper Texas Planned Development District (PDD) and incorporating and clarifying standards applicable to the property. The following standards are incorporated directly from the Whisper PDD:

- Block perimeter (including footnote exception with modifications related to our existing MOU)
- Lot width
- Setbacks (front and side)
- Building height

In addition to these amendments, the Special District table is being amended to incorporate additional development standards for clarification and to simplify the review process for future applications. These standards include:

- Parking requirements (consistent with Whisper PDD)
- Parking location standards (consistent with Whisper PDD)
- Parking lot landscaping and screening (consistent with proposed standards in CodeSMTx)
- Buffer requirements (consistent with Whisper PDD)
- Thoroughfare Standards (not otherwise specified in the SmartCode but similar to the proposed standards in CodeSMTx.)

With this resubmittal, we respectfully request to withdraw the applications for PSA-17-02 and ZC-17-12b and amend the application for ZC-17-12a to amend the Special District standards applicable to the property, expand the boundaries of the Special District to incorporate the area subject to application ZC-17-12b and to adopt the Regulating Plan attached hereto as applicable to the entire approximately 85.5-acre parcel west of Arterial A (future Highway 21 extension).

We hope you find the attached standards acceptable for moving forward with development of Gas Lamp in connection with Project Zircon and look forward to Staff's support as we move through Planning and Zoning Commission and City Council. Should you have any questions or require any additional clarification on any of the items identified, please do not hesitate to contact me at (512) 672-8682 or via e-mail at becky.collins@walton.com.

Regards,



Becky Collins
General Manager

Enclosure: Clean and Redline version or requested revision to Special District Standards