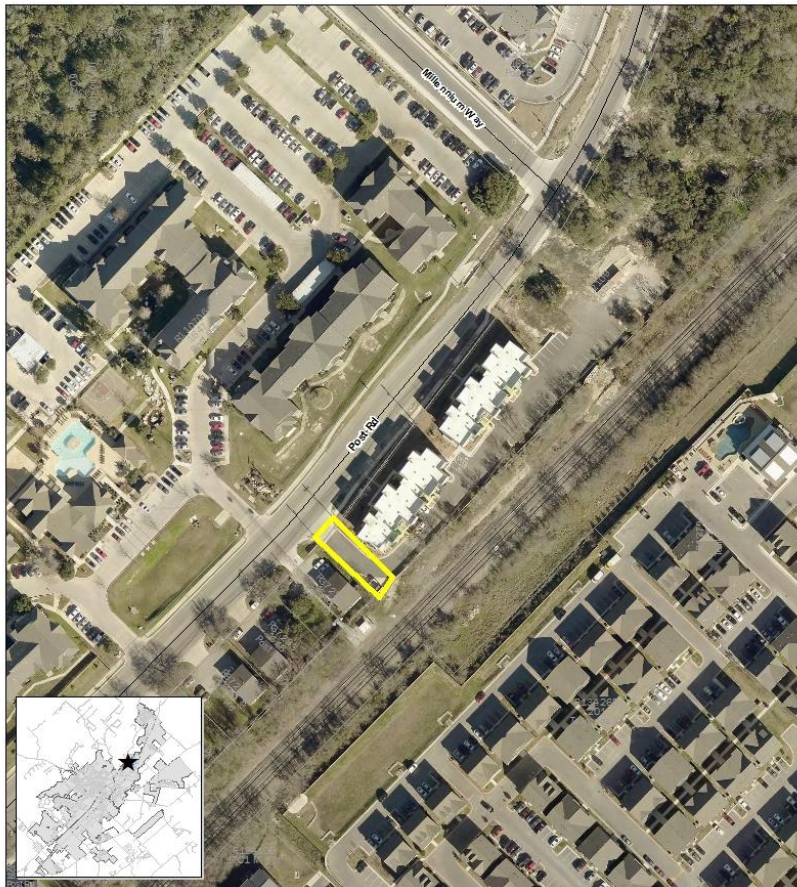


# **LA-18-01 (Green Spring License Agreement)**

Consider a request by Jorge Pena for a license to encroach to allow Green Springs Apartments, located at 1654 Post Road, the use and maintenance responsibility of approximately 3,060 square feet of Right-of-Way.

**Location:**

- The request for a License Agreement concerns a stretch of ROW that extends from Post Road to the Union Pacific Railroad ROW.
- Nearest Intersection is Post Road and Millennium Way.



**LA-18-01**  
**1654 Post Rd.**  
**Licence Agreement**  
**Map Date: 2/15/2018**

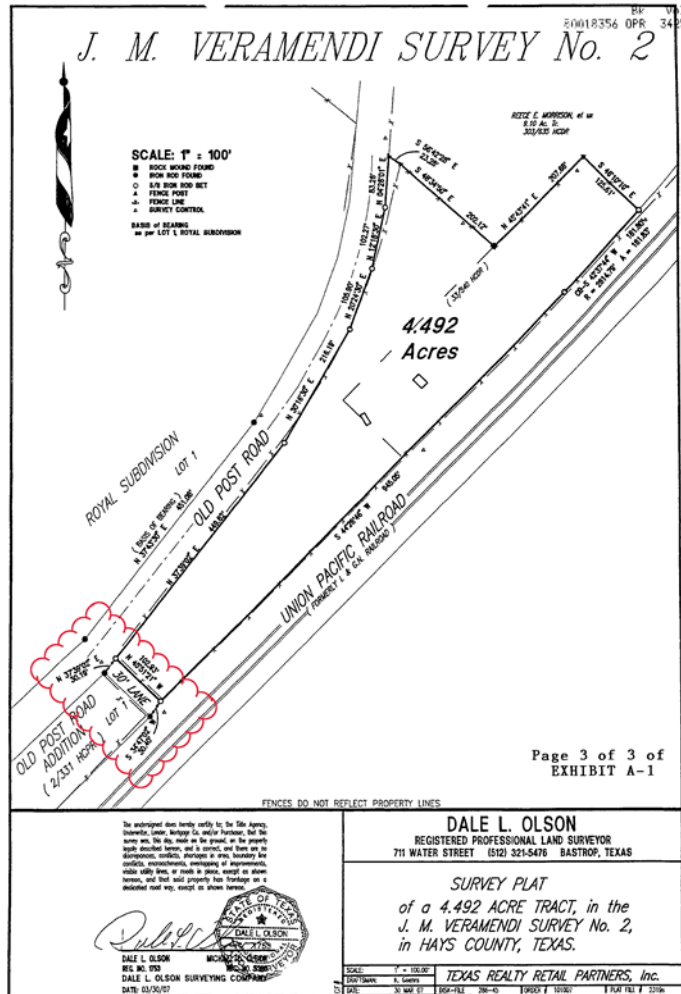
### Site Location



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.

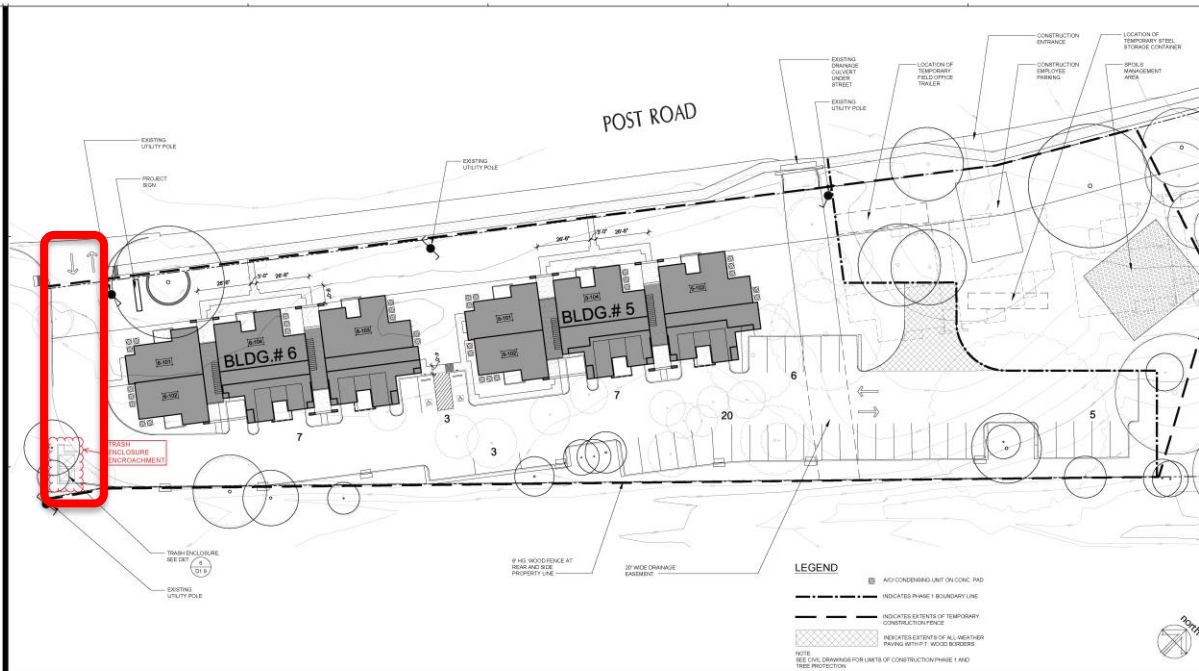
## Context & History:

- Row is approximately 30 feet wide and 102 feet long.
- Erroneously noted as abandoned in 2008 Plat
- Applicant constructed driveway and trash enclosure within subject ROW.
- Request is to allow for the applicant to retain use of the ROW as a driveway and location of trash enclosure, applicant would also be required to maintain the ROW.









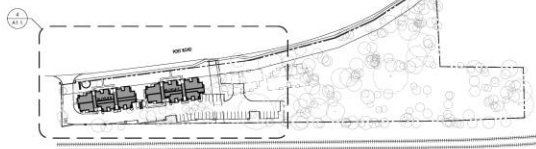
## UNIT BREAKDOWN

BLDG.		
1BR = 6	X 2 = 12	12 BRS
2BR = 10	X 2 = 20	40 BRS
3BR = 0		
TOTALS		
1 BR UNITS = 12		12 BRS
2 BR UNITS = 20		40 BRS
TOTAL	= 32 UNITS	52 BRS

#### PARKING CALCULATIONS

TOTAL BEDROOMS = 52	52 SPACES
5% GUEST PARKING =	3 SPACES
TOTAL SPACES REQUIRED	55 SPACES
REDUCTION OF 5%	3 SPACES
TOTAL SPACES PROVIDED	52 SPACES

**SITE**  
1.33 AC. 24 UNITS/ac ALLOWED = 32 UNITS  
UNITS PROVIDED = 32 UNITS



OVERALL SITE PLAN

SCALE	5
1"=100'-0"	

In press / *Education*

No.	Date	Description
	7-1-2013	ISSUE FOR CONSTRUCTION

Project Name  
GREEN SPRING VILLAGE  
APARTMENTS



1650 POST ROAD  
SAN MARCOS, TEXAS 78666

Consultants

**Mechanical, Electrical, Plumbing Engineer**

Alteco Consultants, Inc.  
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10205 Ocala Drive, Suite 305  
San Antonio, Texas 78216  
Phone (214) 547-5004

Structural Engineer:

Eric L. Davis Engineering, Inc.  
Attn: Donald Herrero  
425 Pinson Road, Suite G  
Furney, TX 75126  
Phone (972) 564-0592

Civil Engineer

Isacoria Partners, Inc.  
Mr. Tracy Bratton  
225 Hopkins  
San Marcos, Texas 78666  
610.471.1000

**Author's address:**



A DEVELOPMENT OF  
GENESIS CONSTRUTECH LLC

## ARCHITECTURAL SITE PLAN

Project No.  
2011-5MA

Sheet Pile

Page Date: 02/20/2013

## Recommendations:

Staff has analyzed the request and recommends **approval** of the License Agreement as submitted.