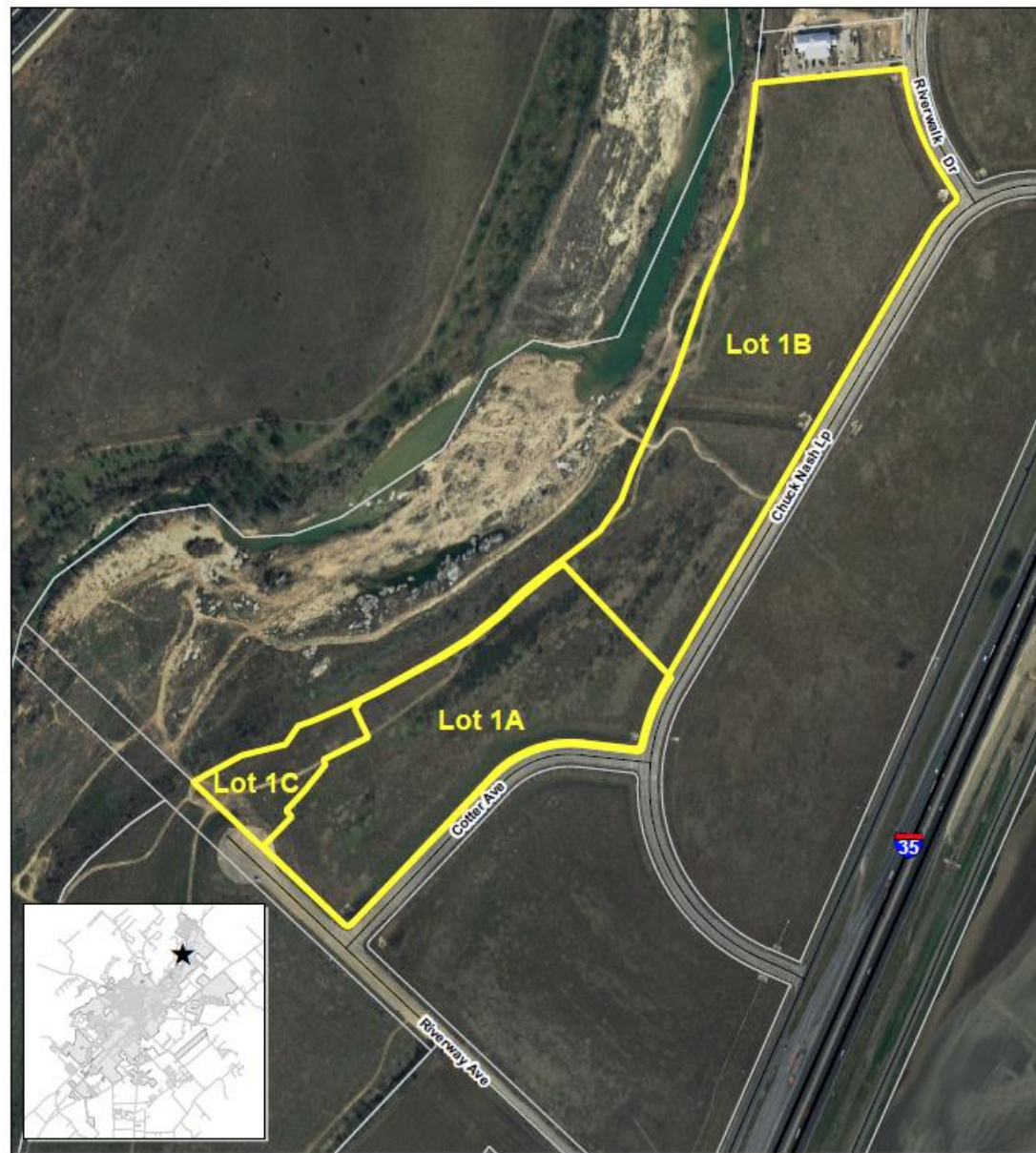


PC-18-12_04 (Blanco Riverwalk Lot 1, Block C, Replat)

Hold a public hearing and consider a request by Hugo Elizondo, JR of Cuatro Consultants, on behalf of Blanco Riverwalk Business Park, LLC, for approval of a replat of 36.33 acres being Lot 1, Block C, Blanco Riverwalk Subdivision, establishing Block C, Lot 1A and Lot 1B, Blanco Riverwalk Subdivision, City of San Marcos, Hays County, Texas (A. Villalobos)

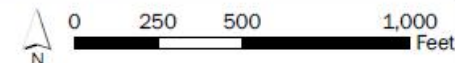
Location:

- +/- 36.33 acres
- Zoning:
 - Lot 1A: Planned Development District "PDD", with a base zoning of Multifamily-24
 - Lot 1B / 1C: Mixed Use "MU"
- 3 proposed lots
- Proposed replat is in accordance with adopted 2011 PDD.
- Public Improvements were constructed in 2008 at time of original Final Plat



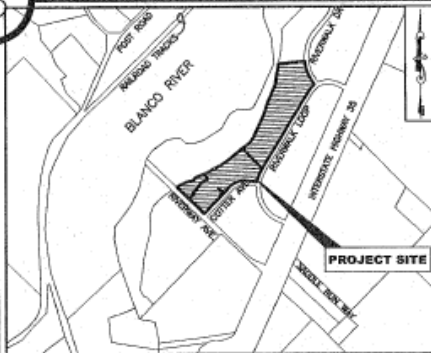
PC-18-12_04
Blanco Riverwalk, Lot 1, Block C
Replat
Map Date: 11/13/2018

 PC-18-12_04
 Parcels

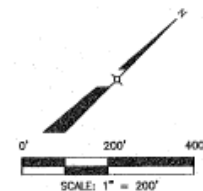


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

REPLAT OF
BLANCO RIVERWALK SUBDIVISION
LOT 1, BLOCK C
VOLUME 14, PAGE 311
PLAT RECORDS,
HAYS COUNTY, TEXAS
36.33 ACRES



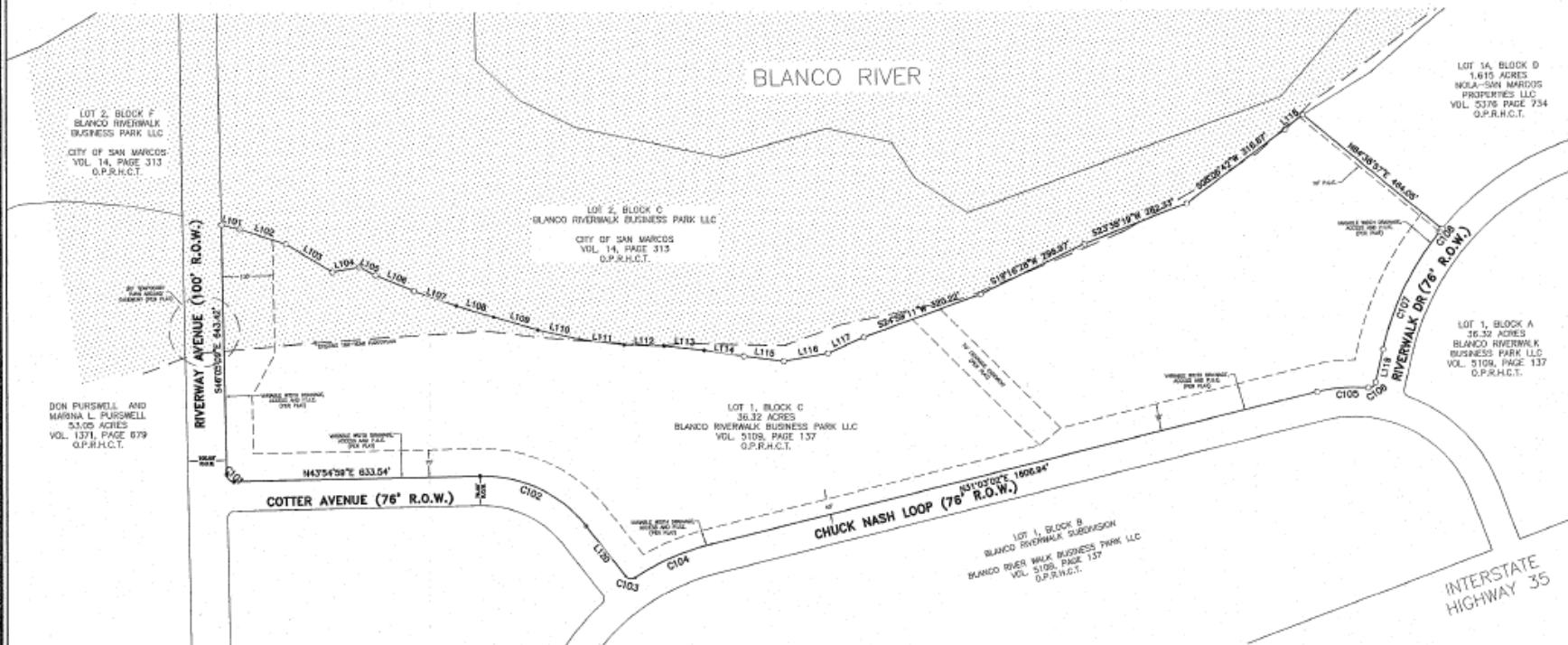
LOCATION MAP
SCALE: 1"=1,500'



LEGEND

- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FIND
- D.E. DRAINAGE EASEMENT

----- PROPERTY LINE OR R.O.W. LINE
----- UTILITY OR DRAINAGE EASEMENTS



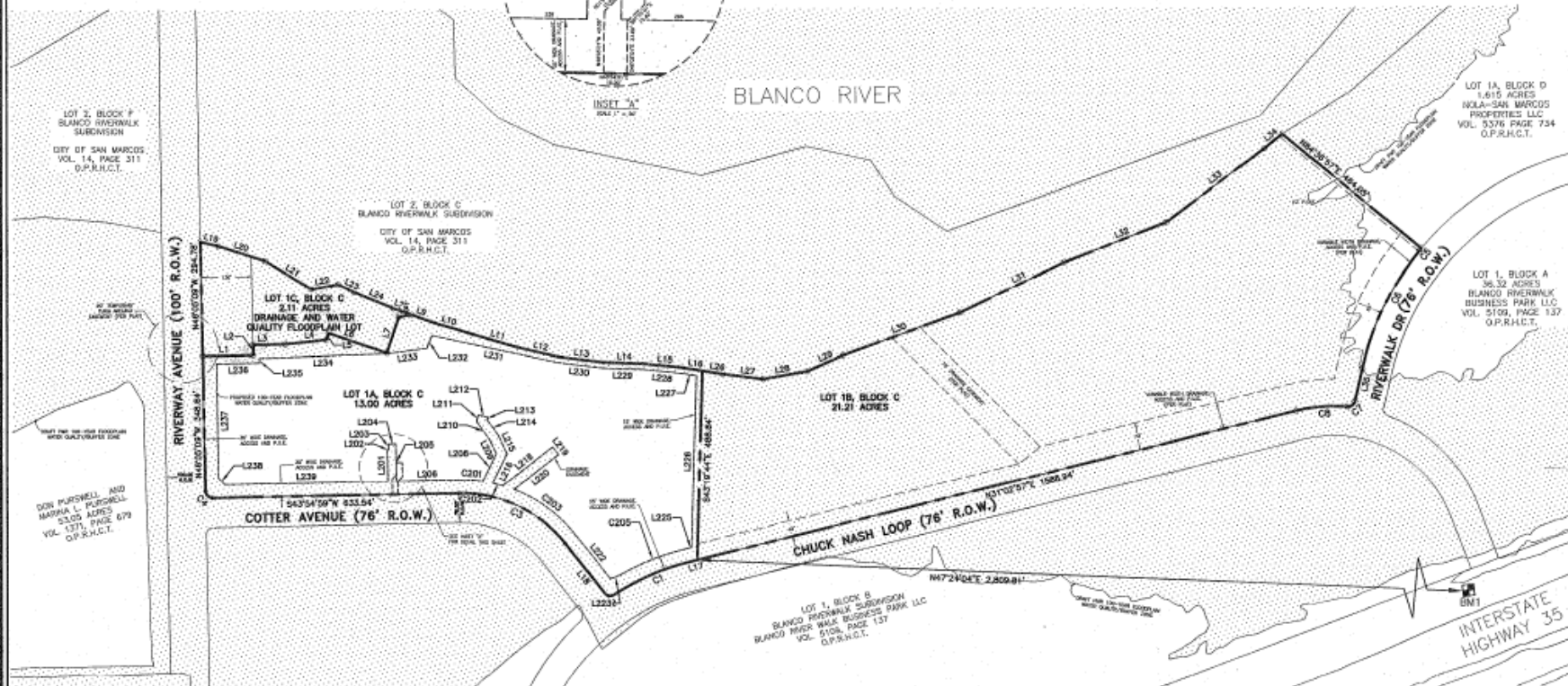
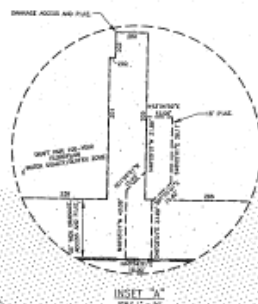
"EXISTING LOT CONFIGURATION"
LOT 1, BLOCK C
BLANCO RIVERWALK SUBDIVISION
VOLUME 14, PAGE 311

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: 9/5/18

○ DENOTES 1/2" ST. SK. SET
 * DENOTES 1/2" ST. SK. FND.
 D.E. DRAINAGE EASEMENT
 --- PROPERTY LINE OR R.O.W. LINE
 --- UTILITY OR DRAINAGE EASEMENTS

BM1: SAN MARCOS GPS #10
NORTHING: 13,888,162.71
EASTING: 2,320,954.79
ELEVATION: 629.35
NAD=83 TEXAS PLANE COORDINATE SYSTEM
SOUTH CENTRAL ZONE



FORREVIEWONLY
NOTFORCONSTRUCTION

DATE: 9/5/18

Recommendation:

Staff has reviewed the request and determined the Replat meets all requirements of Section 3.2.3.4 and Section 3.4.2 of the Development Code as well as the PDD Ordinance 2011-061 and recommends **approval** of PC-18-12_04.