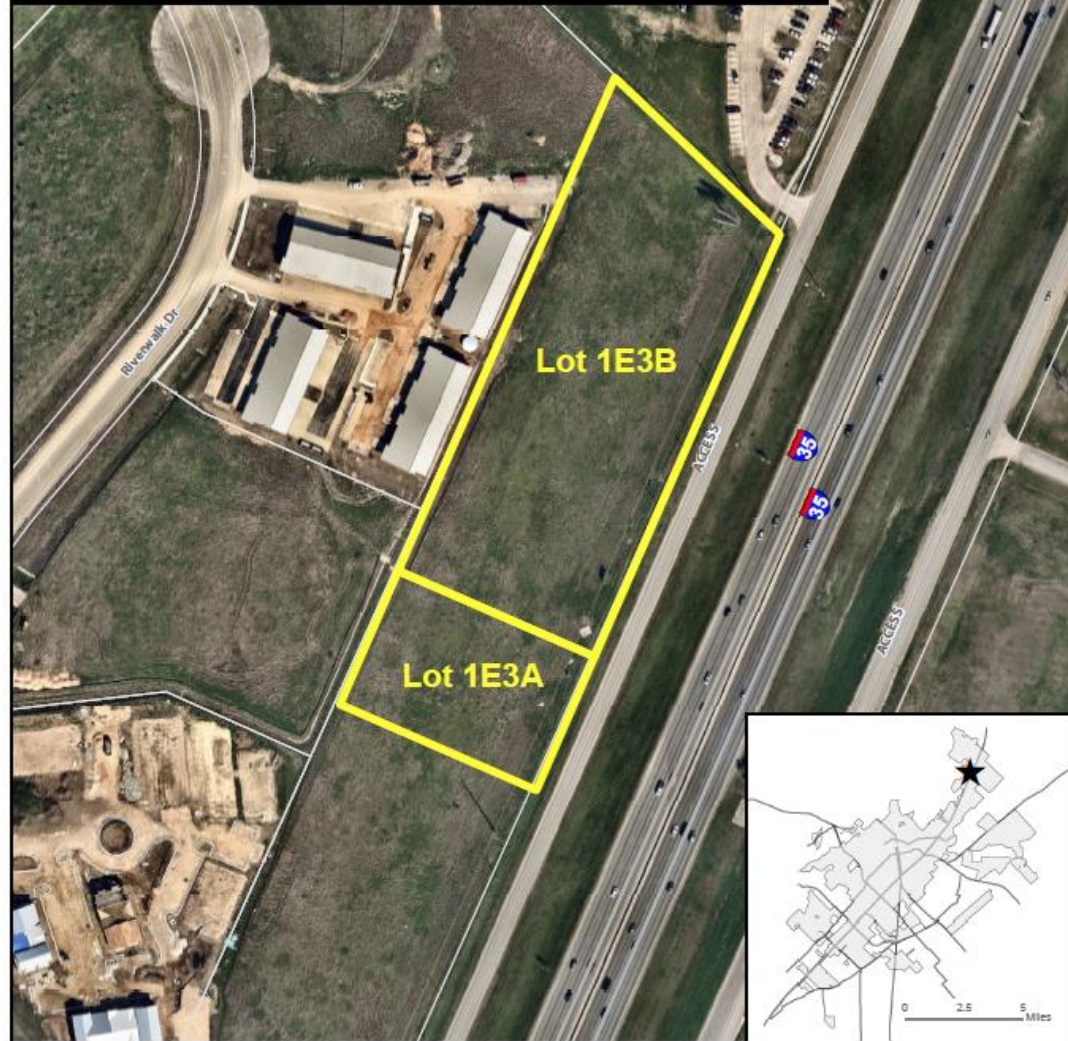


## **PC-20-19 (Blanco Riverwalk Subdivision IIB Replat)**

Hold a public hearing and consider a request by Hermann Vigil, on behalf of Vinson Wood, for approval of a replat of approximately 6.653 acres, more or less, legally known as Lot 1E3, Block A, Blanco Riverwalk Subdivision IIB, and establishing Lot 1E3A and Lot 1E3B, Block A, Blanco Riverwalk Subdivision IIB, located at 3021 N IH 35. (A. Villalobos)

- Approximately 6.653 acres
- **Purpose:** Replat one lot into two separate lots.
- **Zoning:** Planned Development District (PDD) with a base zoning of Heavy Commercial (HC)
- **PDD:** Ordinance 2016-26

PC-20-19  
Aerial View  
Blanco Riverwalk IIB Replat — 3021 N IH 35



- ★ Site Location
- Subject Property
- Parcel
- City Limit

0 115 230 460 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: 5/5/2020

# BLANCO RIVERWALK SUBDIVISION IIB REPLAT OF LOT 1E3, BLOCK A

APPROVED BY THE CITY OF SAN MARCOS PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CHAIRMAN PLANNING AND ZONING COMMISSION DATE

DEPUTY CHAIRMAN, RECORDING SECRETARY DATE

SHANNON WATKINS, AEPZ PLANNING AND ZONING SERVICES DIRECTOR DATE

ENGINEERING/CFP DATE

STATE OF TEXAS COUNTY OF HAYS DATE

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LOCATION MAP  
Scale: 1" = 200'

KNOW ALL MEN BY THESE PRESENTS:

THAT I, THURDAY A. LOUIE, DO HEREBY CERTIFY THAT I PREPARED THIS

PLAN FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT

THE CORNER MONUMENTS SHOWN THEREON ARE SET HEREIN PROPERLY

PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE

SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

THURDAY A. LOUIE, DATE

IDENTIFIED PROFESSIONAL LAND SURVEYOR NO. 5363

1622 AND ASSOCIATES, INC.

4150 FREEDOM LN., SUITE A-1

AUSTIN, TX 78754

TEL: (512) 443-1174

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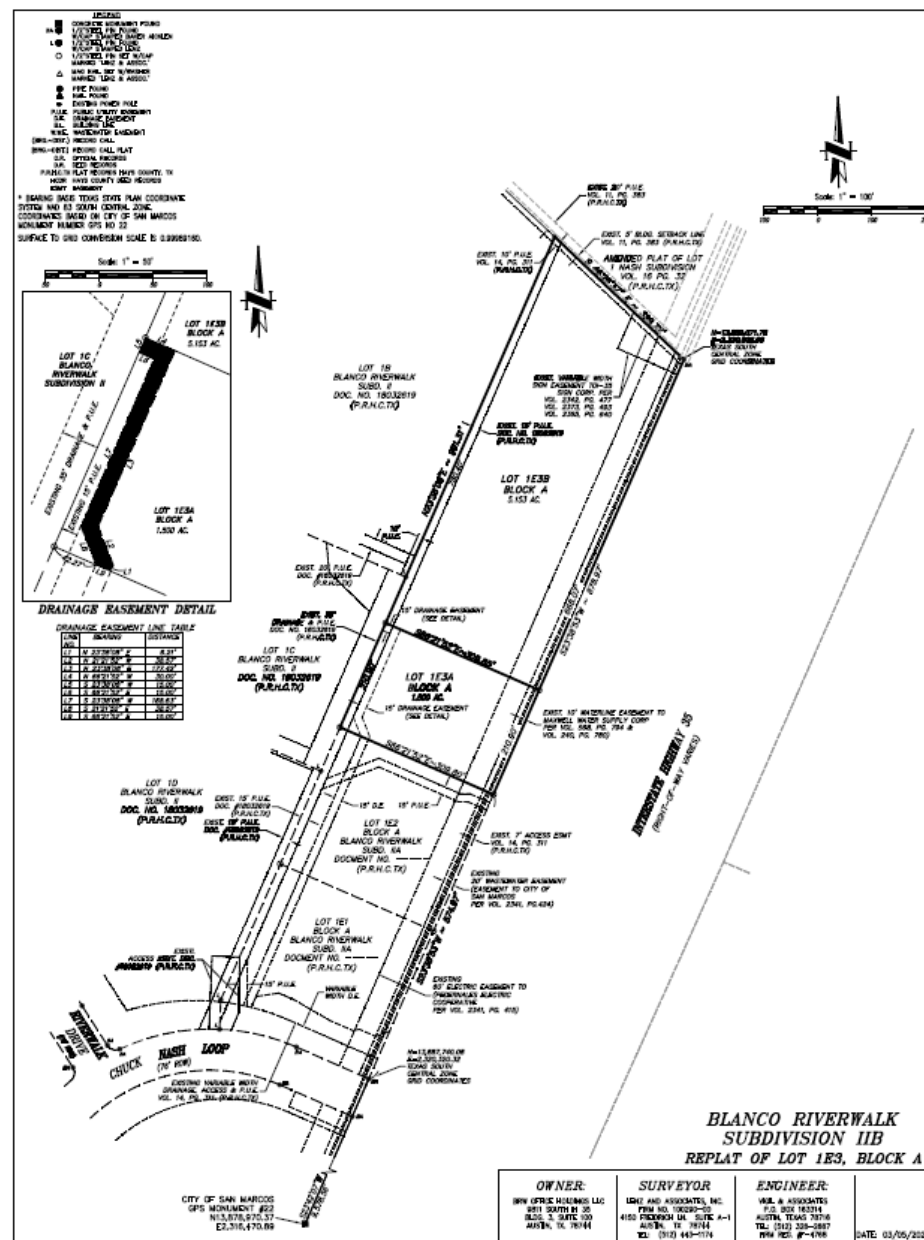
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BLANCO RIVERWALK SUBDIVISION IIB  
REPLAT OF LOT 1E3, BLOCK A

OWNER: NEW OFFICE HOLDINGS LLC  
801 SOUTH B ST.  
SUITE 300  
AUSTIN, TX 78741

SURVEYOR: LOUIE & ASSOCIATES, INC.  
P.O. BOX 182314  
4150 FREEDOM LN., SUITE A-1  
AUSTIN, TX 78754  
TEL: (512) 443-1174

ENGINEER: VAIL & ASSOCIATES  
P.O. BOX 182314  
4150 FREEDOM LN., SUITE A-1  
AUSTIN, TX 78754  
TEL: (512) 443-1174

DATE: 03/05/2020  
Sheet 2 of 2

## Recommendation:

Staff has reviewed the request and determined the request complies with the San Marcos Development Code and recommends **approval** of PC-20-19 as submitted.