

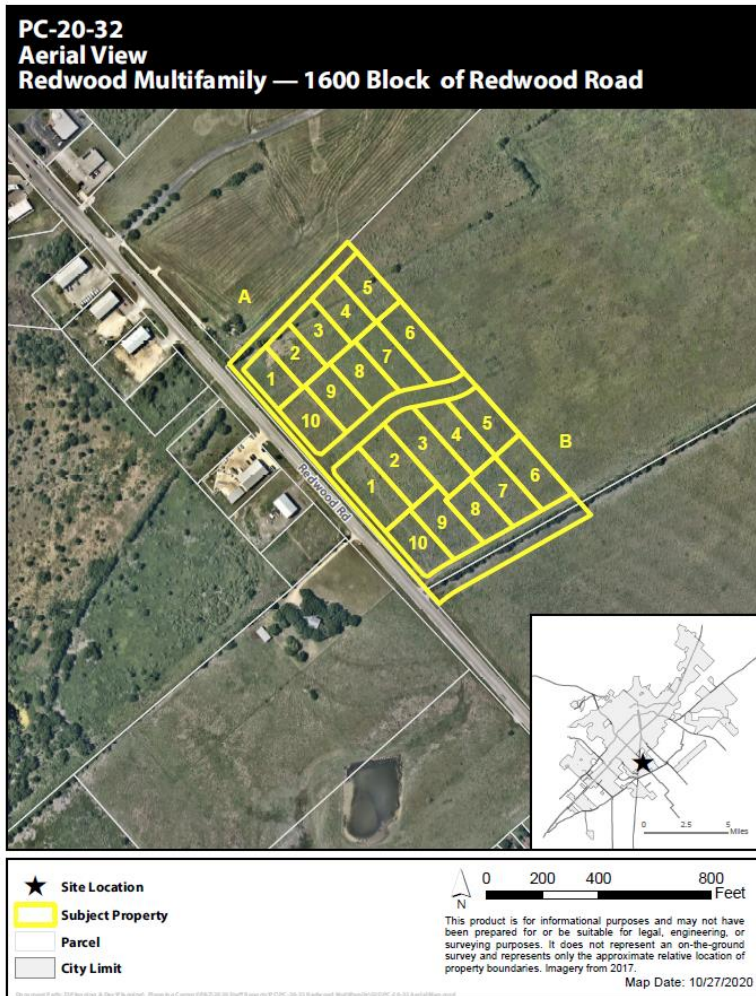


PC-20-32 (Redwood Multifamily)

Consider a request by Steven Buffum, Costello Inc., on behalf of LDG Development LLC, and Three Rivers Development, LLC, for approval of a multifamily subdivision with 20 new multifamily residential lots known as the Redwood Subdivision Final Plat, consisting of approximately 15.152 acre, more or less, out of the Barnett O. Kane Survey, Abstract No. 281, located in the 1600 Block of Redwood Road. (A. Villalobos)



- +/- 15 acres at the 1600 Block of Redwood Road
- Low Income Housing Tax Credit Project
 - Received a Resolution of No Objection from City Council in August of 2020
- Parkland Fee-in-lieu approved by the Parks Board in the amount of \$93,832
- Parkland Development Fee required at time of plat in the amount of \$125,208





Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	232.50'	100.15'	24°55'41"	N87°11'49"E	100.35'
C2	119.50'	56.06'	26°48'18"	N65°09'12"E	55.55'
C3	182.50'	78.95'	24°48'01"	S61°15'32"E	78.35'
C4	162.51'	72.80'	25°30'35"	S61°11'48"E	72.30'
C5	232.50'	71.07'	17°30'43"	S57°28'22"E	70.79'
C6	232.50'	30.08'	72°45'54"	S69°57'13"E	30.07'
C7	162.51'	1.79'	0°38'44"	S73°21'15"E	1.79'
C8	167.51'	71.09'	24°18'51"	S60°53'27"E	70.55'

Line Table		
Line #	Direction	Length
1	348° 55' 59"N	5.81'

REDWOOD
SUBDIVISION

STATE OF TEXAS)
COUNTY OF DALLAS)

THAT SMITHED REDWOOD, LLC, ACTING BY AND THROUGH _____, BEING THE OWNER OF TRACT 15612, 15612 ACRES, TRACT OF LAND RECORDED IN DOCUMENT NO. 008068, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OF THE SOUTHWEST QUARTER, SECT. 36, T.12N., R.10E., S.4E., 2ND, SITUATED IN HAYS COUNTY, TEXAS, DO HEREBY UNREVOCABLY SELL SAID LOT AS SHOWN HEREON, AND DO HEREBY CONVEY TO THE PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, PUBLIC EASEMENTS AND PUBLIC PLACES SHOWN HEREON OTHERWISE INDICATED EITHER BY PLAT OR SEPARATE INSTRUMENT, AND THAT THE PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAID COUNTY, TEXAS.

REDWOOD SUBDIVISION

TO CERTIFY WHEREOF, I WITNESS TO MY HAND THIS _____ DAY OF _____, 201__.

SMITHCO REDWOOD, LLC

THE STATE OF TEXAS)
COUNTY OF MAYS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HAYS

1. STEVEN BURFUM, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE, NOR IS IT IN THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER RECHARGE ZONE, AND IS LOCATED IN ZONE "C" FLOOD AREA, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 480500080E, 480500080F, AND 480500080G, DATED SEPTEMBER 2, 2005 FOR HAYS COUNTY, TEXAS.

STEVEN BLUFUM, P.E. QAT

9553 N. CAPITAL OF TEXAS HWY
BLDG. 3, SUITE 300
AUSTIN, TX 78759
TIRE REG. NO. F-200

STATE OF TEXAS
COUNTY OF HAYS

I, TRAVIS S. TAYLOR, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS VISIBLE UTILITY LINES OR ROAD IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED.

PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED
IN ANY MANNER UPON AS A FINAL SURVEY DOCUMENT

FLAT NOTES

- [illegible]

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

APPROVED, AND AUTHORIZED TO BE RECORDED ON THE ____ DAY OF _____, 20__ A.D. BY THE
DIRECTOR OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN MARCOS.

DIRECTOR OF DEVELOPMENT SERVICES

STATE OF ILLAS)
COUNTY OF HAYS)

I, ELADNE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 20____ A.D. AT _____ O'CLOCK _____ M., DULY RECORDED ON THE _____ DAY OF _____ 20____ A.D. AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE OFFICE OF COUNTY CLERK, THIS _____ DAY OF _____, 20____ A.D.,

BLAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS



0000 W HIGHWAY 28, LIBERTY HILL, TEXAS 76642

REDWOOD SUBDIVISION
FINAL PLAT

DRAWING NAME		REDWOOD FL	
SHEET		01 of 01	
JOB NUMBER		19-033	
DATE		04/12/2020	
DRAWING FILE PATH		L:\0000 - LOG	
PROJECT NAME		LOG - REDWOOD	
DATE		04-14-2020	
REVISIONS			

DATE	TIME	HAZ	PC	AG	CY
01/15/11	10:00	HAZ	PC	AG	CY
CHECKED BY: TST FB 324/57, 327/11					

sanmarcostx.gov



Staff Recommendation

Staff has reviewed the Public Improvement Construction Plans (PICPs), Watershed Protection Plan (WPP), and Traffic Impact Analysis (TIA) applications and has determined that the applications are substantially approved, however, they have not yet been issued. Therefore, staff recommends **approval** of PC-20-32 with the following condition:

1. **All Public Improvement Construction Plans (PICPs), Watershed Protection Plan (WPP), and Traffic Impact Analysis (TIA) applications are approved.**