

ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION



Updated: September, 2020

CONTACT INFORMATION

Applicant's Name	Doug Goss	Property Owner	LCSM PH 4, LLC
Company	Natural Development	Company	LCSM PH 4, LLC
Applicant's Mailing Address	11612 FM 2244, Bldg 1, Ste 140; Austin, TX 78738	Owner's Mailing Address	303 Colorado, STE 2300 Austin, TX 78701
Applicant's Phone #	512-402-1790	Owner's Phone #	512-457-8000
Applicant's Email	dougg@nd-austin,cim	Owner's Email	ericw@nd-austin.com

PROPERTY INFORMATION

Subject Property Address(es): W. Centerpoint Road and Central Park Loop
 Legal Description: Lot All Block All Subdivision La Cima Ph 4
 Total Acreage: 66.933 Tax ID #: R 143367
 Preferred Scenario Designation: _____ Existing Zoning: NA
 Existing Land Use(s): Agriculture - wildlife exemption

DESCRIPTION OF REQUEST

Proposed Zoning District(s): SF 4.5
 Proposed Land Uses / Reason for Change: City requiring annexation upon platting per Development Agreement

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee* \$1,057 plus \$100 per acre Technology Fee \$13 MAXIMUM COST \$3,013
 *Existing Neighborhood Regulating Plan Included.

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.


APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Bryan Lee, Manager (owner name) on behalf of
LCSSM Ph 4, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
Central Park Loop and Fountain Grass (address).

I hereby authorize Doug Goss, Project Manager (agent name) on behalf of
Natural Development (agent company) to file this application for
Zoning (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 12/14/2021
Printed Name, Title: Bryan Lee, Manager

Signature of Agent:  Date: 12/14/2021
Printed Name, Title: Doug Goss, Project Manager

Form Updated October, 2019

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

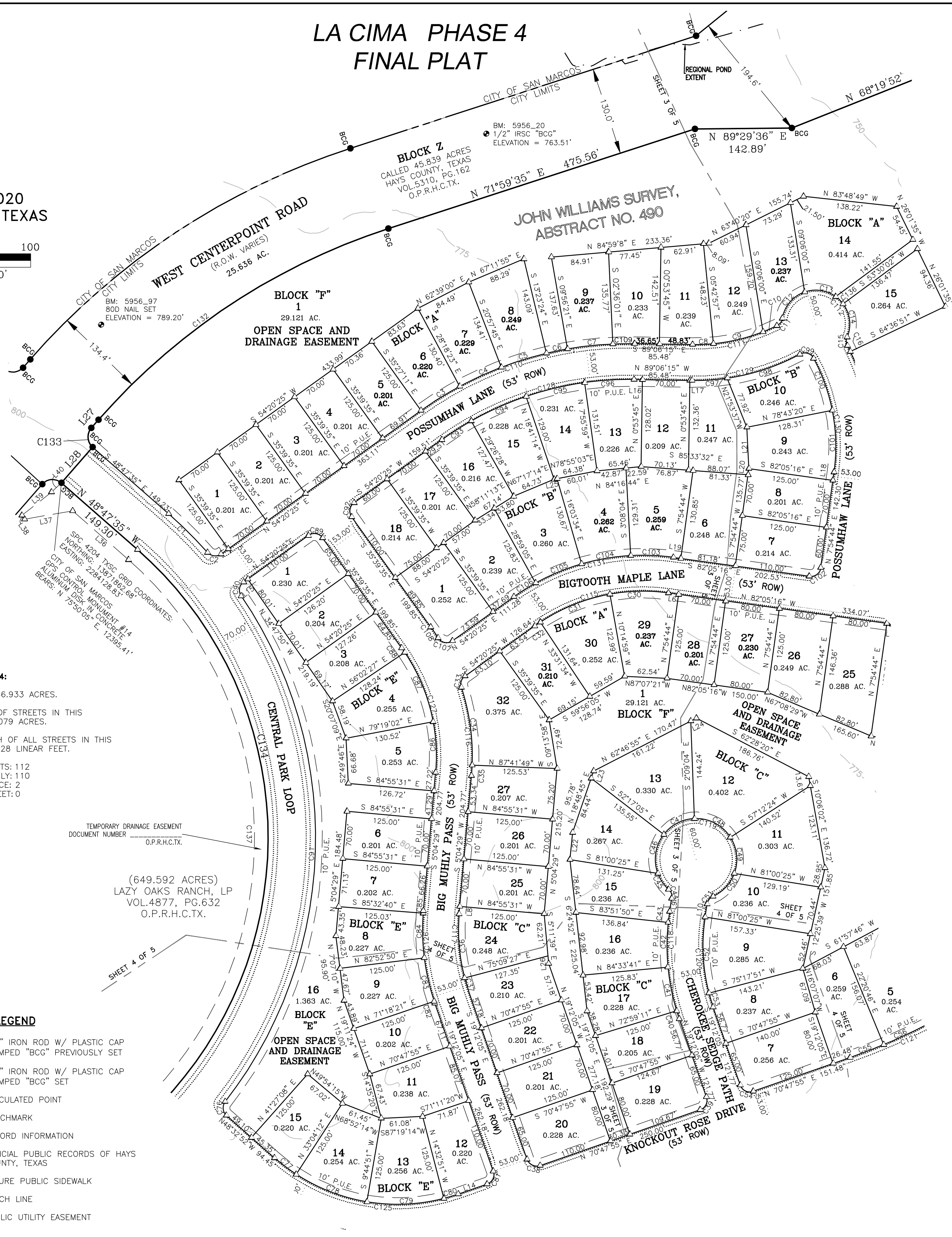
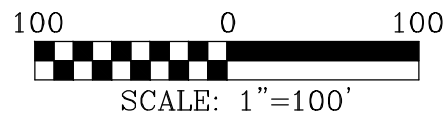
Signature: 

Date: 12-14-2021

Print Name: Bryan Lee, Manager, LCSM Ph 4, LLC

LA CIMA PHASE 4 FINAL PLAT

OCTOBER, 2020
HAYS COUNTY, TEXAS



AREA TABLES PHASE 4:

- TOTAL ACREAGE: 66.933 ACRES.
 - THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 9.079 ACRES.
 - THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 6628 LINEAR FEET.
- TOTAL NUMBER OF LOTS: 112
SINGLE FAMILY: 110
OPEN SPACE: 2
PRIVATE STREET: 0

TEMPORARY DRAINAGE EASEMENT
DOCUMENT NUMBER O.P.R.H.C.T.X.

(649.592 ACRES)
LAZY OAKS RANCH, LP
VOL.4877, PG.632
O.P.R.H.C.T.X.

LEGEND

- BCG 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- △ CALCULATED POINT
- BENCHMARK
- () RECORD INFORMATION
- O.P.R.H.C.T.X. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- FUTURE PUBLIC SIDEWALK
- MATCH LINE
- P.U.E. PUBLIC UTILITY EASEMENT

STREET SUMMARY			
STREET NAME	STREET LENGTH	PAVE. WIDTH	ROW WIDTH
CENTRAL PARK LOOP	1575 L.F.	28' F-F	70'
POSSUMHAW LANE	1425 L.F.	33' F-F	53'
BIG MUHLY PASS	1090 L.F.	33' F-F	53'
BIGTOOTH MAPLE LANE	783 L.F.	33' F-F	53'
KNOCKOUT ROSE DRIVE	1362 L.F.	33' F-F	53'
CHEROKEE SEDGE PATH	393 L.F.	33' F-F	53'

TABLE OF LAND USE	
BLOCK "E", LOT 16; BLOCK "F", LOT 1	OPEN SPACE
ALL OTHER LOTS	SINGLE FAMILY

LOT SUMMARY	
RIGHT-OF-WAY	9.079 ACRES
S.F. LOTS (110)	27.370 ACRES
OPEN SPACE LOTS (2)	30.484 ACRES
TOTAL	66.933 ACRES

CORNER LOTS SIDE FRONTS		
BLOCK	LOT	SIDE CORNER FRONTAGE
B	1	BIG MUHLY PASS
B	18	BIG MUHLY PASS
C	19	KNOCKOUT ROSE DRIVE
C	20	KNOCKOUT ROSE DRIVE
E	1	POSSUMHAW LANE

LOT SIZE SUMMARY	
TOTAL NUMBER OF LOTS	112
AVERAGE SIZE OF LOTS	0.598 AC.
10.0 AC. OR GREATER	1 (LOT 1, BLOCK F)
GREATER THAN 5.0 AC. LESS THAN 10.0 AC.	0
GREATER THAN 2.0 AC. LESS THAN 5.0 AC.	0
GREATER THAN 1.0 AC. LESS THAN 2.0 AC.	1 (LOT 16, BLOCK E)
LESS THAN 1.0 AC.	110

NOTE:
- SEE SHEET 4 OF 5 FOR SURVEY NOTES, BENCHMARK AND UTILITY INFORMATION.
- SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\Final Plat\005956-La Cima Phase 4_FINAL.dwg			
DATE: 03-03-21	DRAWN BY: DLB	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: T.L.R.	FB #:	
JOB #: 005956	DRAWING #: PLAT	PLAN #: 1246	
NO.	REVISION	BY	DATE



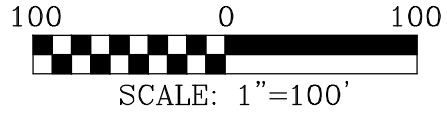
Bowman Consulting Group, Ltd.
1120 S. Capital of Texas Hwy, Building 3, Suite 220, Austin, TX 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

FINAL PLAT
LA CIMA
PHASE 4
WEST CENTERPOINT ROAD
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

LA CIMA PHASE 4 FINAL PLAT



OCTOBER, 2020
HAYS COUNTY, TEXAS

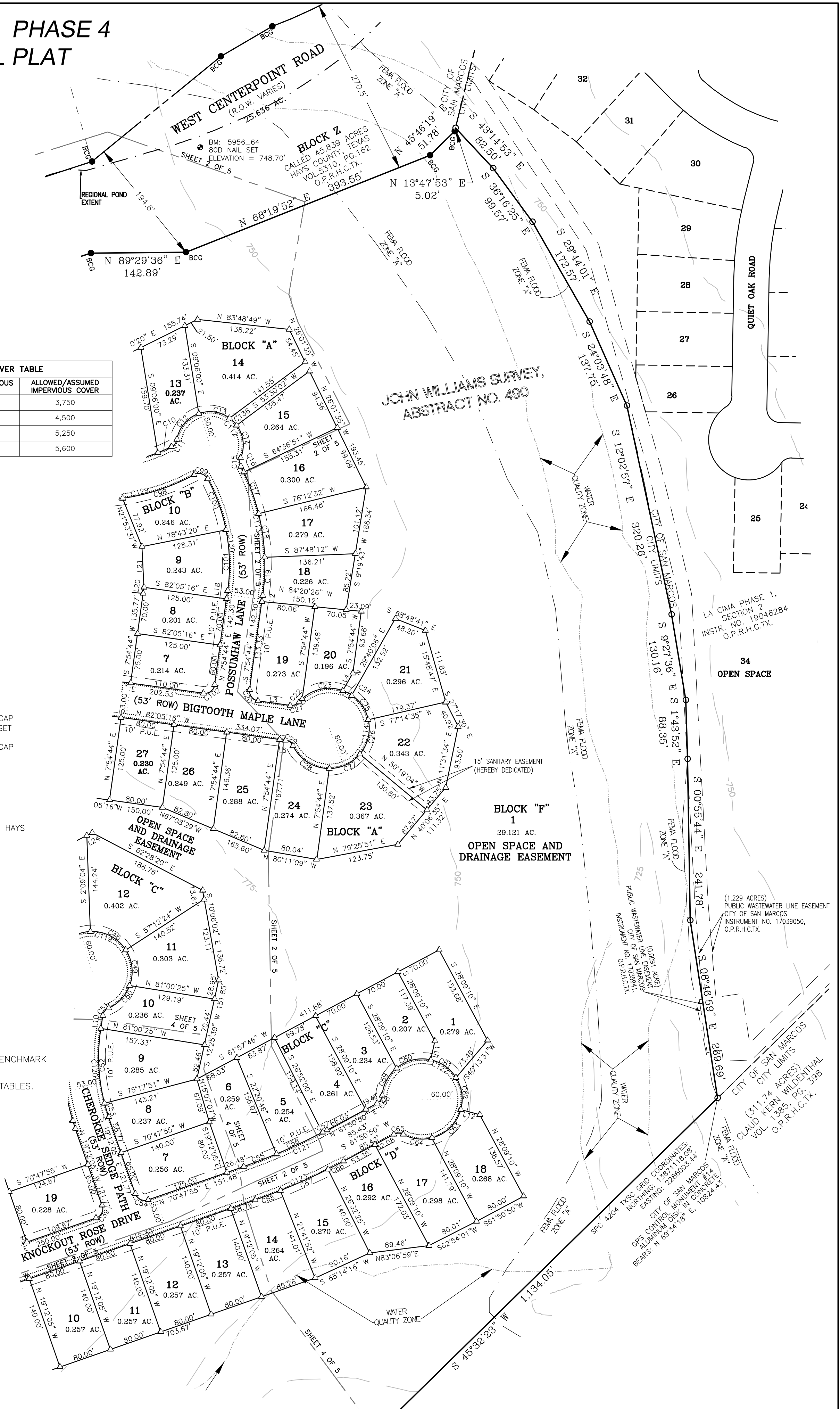


ALLOWABLE/ASSUMED IMPERVIOUS COVER TABLE				
LOT WIDTH	LOT AREA	TYPICAL DIMENSIONS	% IMPERVIOUS COVER	ALLOWED/ASSUMED IMPERVIOUS COVER
50'	6,250'	50' X 125'	60%	3,750
60'	7,500'	60' X 125'	60%	4,500
70'	8,750'	70' X 125'	60%	5,250
80'	11,200'	80' X 140'	50%	5,600

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JOHN WILLIAMS SURVEY,
ABSTRACT NO. 490

LA CIMA PHASE 1,
SECTION 2
INSTR. NO. 19046284
O.P.R.H.C.TX.

34
OPEN SPACE

BLOCK "F"
1
29.121 AC.
OPEN SPACE AND
DRAINAGE EASEMENT

(1.229 ACRES)
PUBLIC WASTEWATER LINE EASEMENT
CITY OF SAN MARCOS
INSTRUMENT NO. 17039050,
O.P.R.H.C.TX.

(311.74 ACRES)
CLAUD KERN WILDETHAL
VOL. 1389, PG. 398
O.P.R.H.C.TX.

GPS CONTROL MONUMENT #1
ALUMINUM DISK IN CONCRETE
BEARS: N 69°54'18" E, 10824.43'

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\
Final Plat\005956_La Cima Phase 4_FINAL.dwg

DATE: 03-03-21	DRAWN BY: DLB	CREW: CAF, MK
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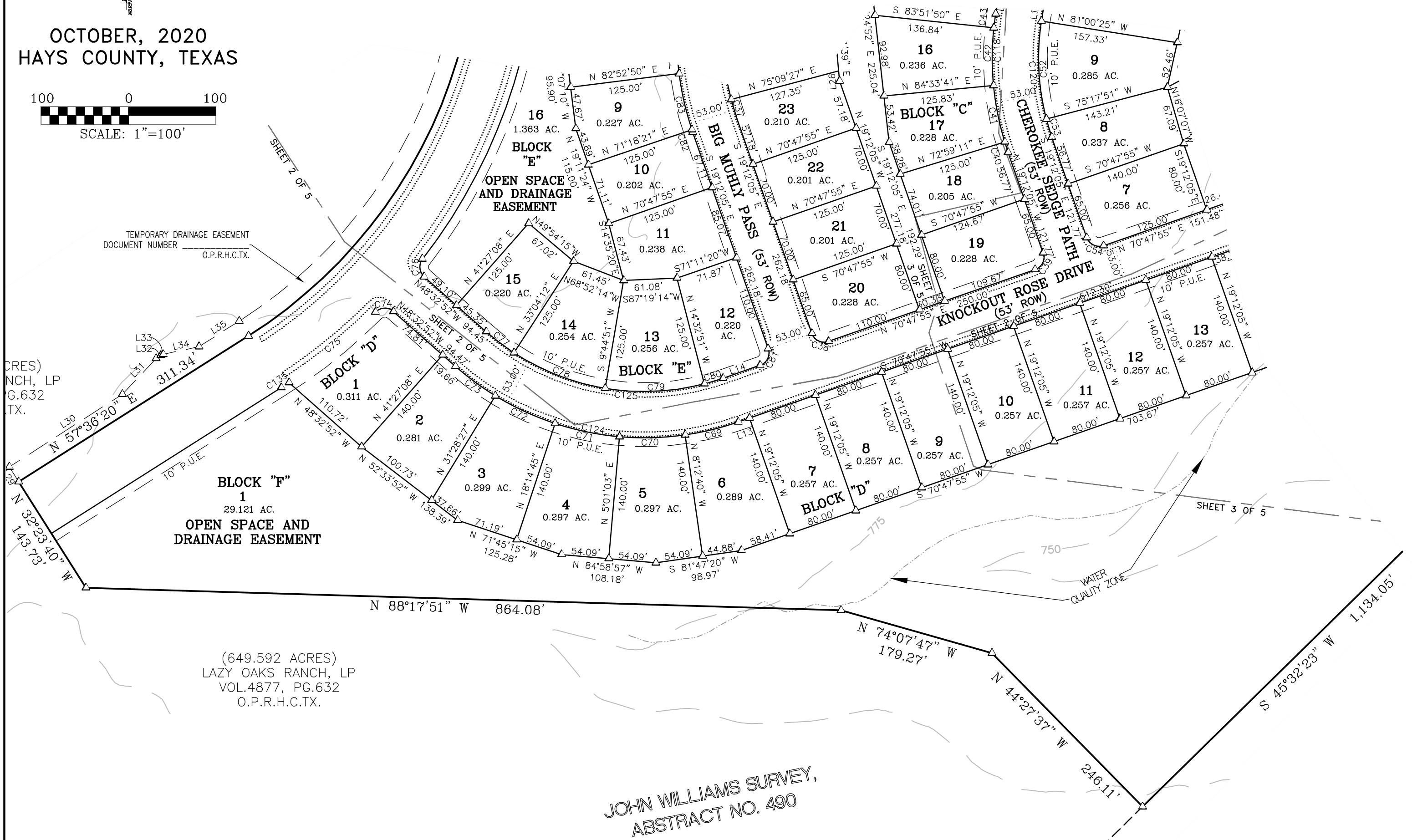
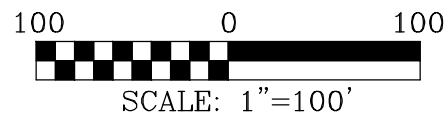


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FINAL PLAT
LA CIMA
PHASE 4
WEST CENTERPOINT ROAD
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

LA CIMA PHASE 4 FINAL PLAT

OCTOBER, 2020
HAYS COUNTY, TEXAS



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29.121 AC.
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NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID, CONSTRAINED TO:
 - NGS OPUS
 - NGS CORS STATIONS: SAM2, TXAU, TXSE, TXSM
 - SMARTNET USA CORS STATIONS: G4SM, LCAS, LCFL, LCJC, LCLU, LCNX, LCSM, SGI1, TXSS
 - TXDOT CONTROL: A1064271, N1064271, N1067207
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
4. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999875.
5. CONTOUR DATA SHOWN HEREON IS DERIVED FROM TEXAS STRATEGIC MAPPING (STRATMAP) CONTRACT VIA TEXAS NATURAL RESOURCES INFORMATION SYSTEM. LIDAR ACQUISITION ACQUIRED IN NOVEMBER OF 2017, THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD 83, 2011) AND THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WITH GEOID 12B.

BENCHMARK LIST: NAVD 88 - GEOID 12A CONSTRAINED TO:

- NGS OPUS
- NGS AREA BENCHMARKS: AX2439, AX2440, AX2441, AY1578, AY1579
- NGS CORS STATIONS: SAM2, TXAU, TXSE, TXSM
- SMARTNET USA CORS STATIONS: G4SM, LCAS, LCFL, LCJC, LCLU, LCNX, LCSM, SGI1, TXSS
- CITY OF SAN MARCOS GPS MONUMENT NO. 14 (APRIL 2005 DATASHEET, GEOID MODEL NOT LISTED)
PUBLISHED GRID NORTHING: 13874895.73'
PUBLISHED GRID EASTING: 2296145.77'
PUBLISHED NAVD88 ELEVATION: 744.89'
MEASURED GRID NORTHING: 13874895.71
MEASURED GRID EASTING: 2296145.85
MEASURED NAVD88 (GEOID 12A) ELEVATION: 744.97'
- BM:005956-97
80D NAIL SET IN WEST CENTERPOINT ROAD.
GRID: NORTHING = 13872095.83', EASTING = 2284187.51"
ELEVATION = 789.20'
- BM:005956-64
80D NAIL SET IN WEST CENTERPOINT ROAD.
GRID: NORTHING = 13872543.16', EASTING = 2285227.55"
ELEVATION = 748.70'
- BM:005956-20
1/2" IRON ROD WITH CAP STAMPED (BCG) SET IN WEST CENTERPOINT ROAD.
GRID: NORTHING = 13872377.45', EASTING = 2284755.77"
ELEVATION = 763.51'

UTILITY NOTE:

- WATER/WASTE WATER: CITY OF SAN MARCOS
630 EAST HOPKINS STREET
SAN MARCOS, TEXAS 78666
- ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE
201 SOUTH AVENUE F
JOHNSON CITY, TEXAS 78636

NOTE: SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.

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