

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

Updated: March, 2023



CONTACT INFORMATION

Applicant's Name	Randy Warner	Property Owner	Daniel McCutchen
Company	RREAF Holdings, LLC	Company	MCB Investment Partners
Applicant's Mailing Address	1909 Woodall Rodgers Frwy, 3rd Floor	Owner's Mailing Address	125 Ash Juniper Dr, New Braunfels, TX 78132
Applicant's Phone #	214-522-3300	Owner's Phone #	
Applicant's Email	rwarner@rreaf.com	Owner's Email	

PROPERTY INFORMATION

Subject Property Address(es): 2420 S IH 35, San Marcos, TX 78666

Legal Description: Lot 2B Block 2 Subdivision Thermon Industrial Park #2

Total Acreage: 3.04 Tax ID #: R 164761

Preferred Scenario Designation: Employment Center Existing Zoning: HC - Heavy Commercial

Existing Land Use(s): Vacant

DESCRIPTION OF REQUEST

Proposed Zoning District(s): CM - Commercial

Proposed Land Uses / Reason for Change: Hotel

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* \$1,000 plus \$150 per acre Technology Fee \$15 MAXIMUM COST \$5,015

**Existing Neighborhood Regulating Plan Included.*

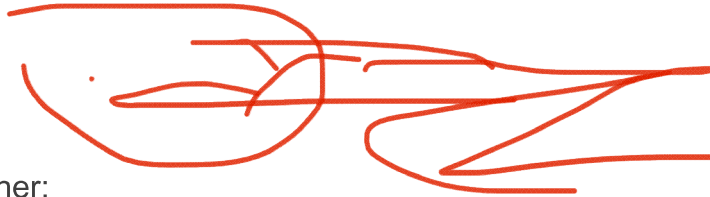
Submittal of this digital Application shall constitute as acknowledgment and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Daniel McCutchen (owner name) on behalf of
MCB Investment Partners (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
2420 S IH 35, San Marcos, TX 78666 (address).

I hereby authorize Randy Warner (agent name) on behalf of
RREAF Holdings, LLC (agent company) to file this application for
zoning change from HC to CM (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.



Signature of Owner: _____ Date: 11-19-2023

Printed Name, Title: Daniel McCutchen, member

Signature of Agent: Randy Warner Digitally signed by Randy Warner
Date: 2023.11.21 10:50:42 -05'00' Date: 11-21-23

Printed Name, Title: Randy Warner, Director

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 \$150 plus a \$15 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 \$150 plus a \$15 technology fee.***

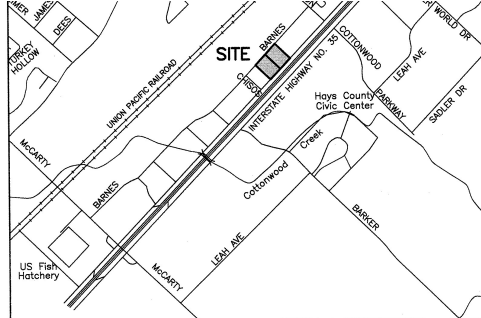
I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are 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: 

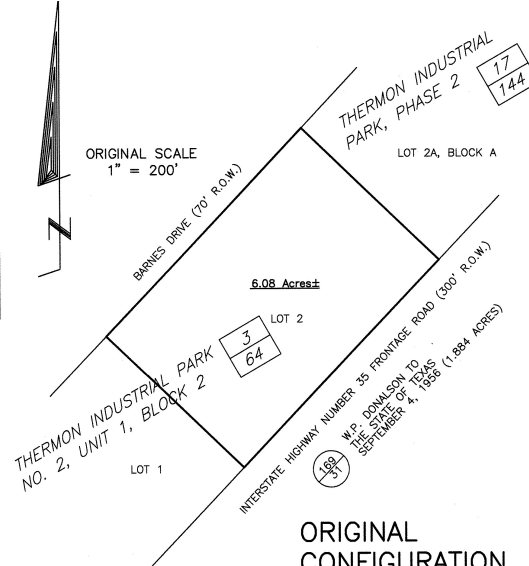
Date: 11-19-23

Print Name: Daniel McCutchen

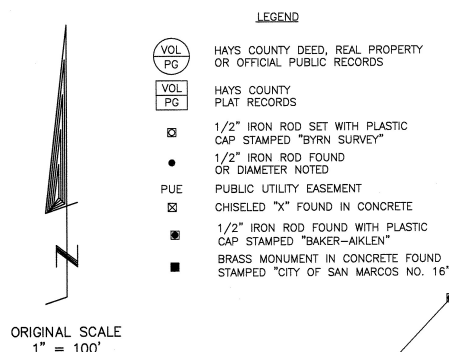
Form Updated March, 2023



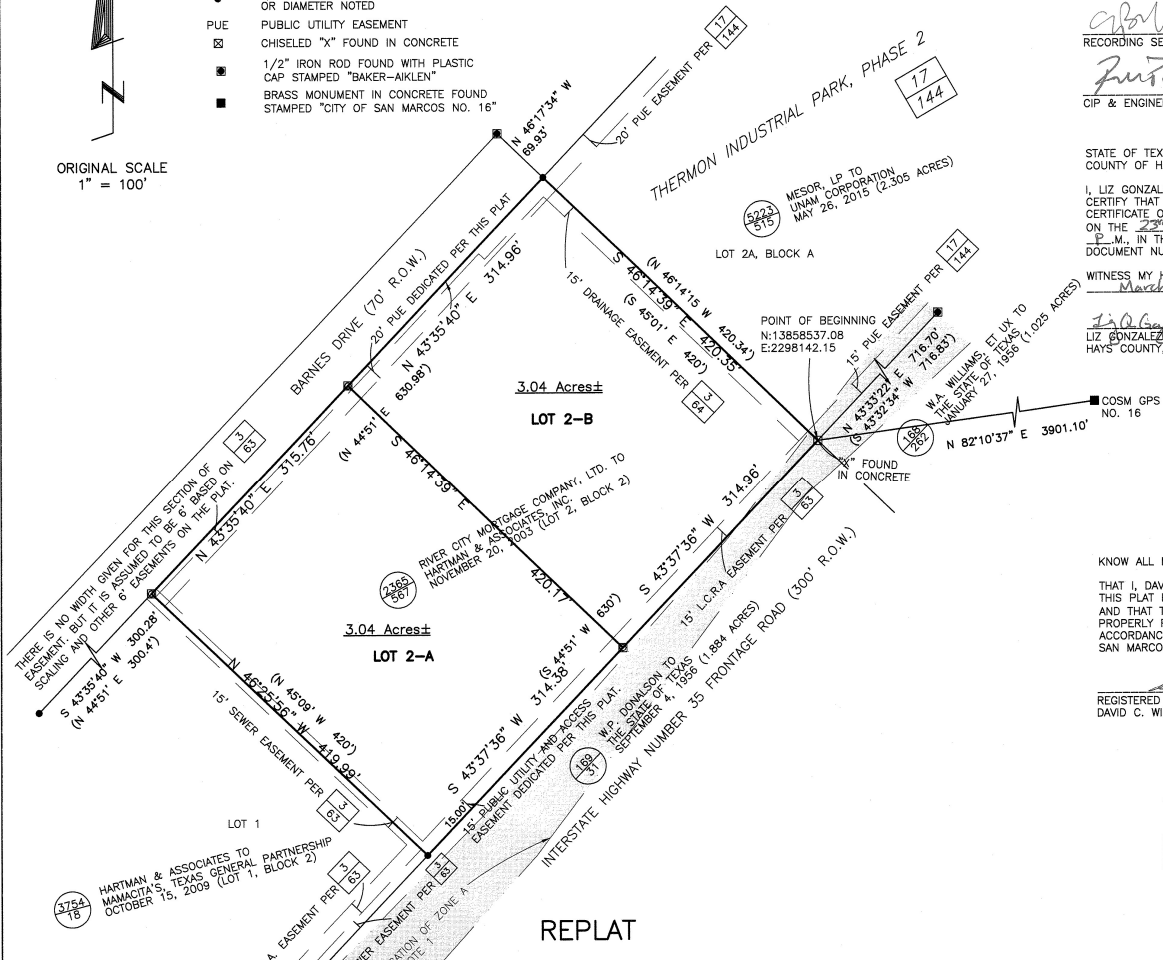
VICINITY MAP - 1" = 2000'



ORIGINAL CONFIGURATION



ORIGINAL SCALE
1" = 100'



REPLAT

THIS PLAT, TEXAS, COVERED BY THE CITY OF SAN MARCOS, TEXAS, PLAT NO. 1, LOTS 2-A AND 2-B, BLOCK 2 AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

DOUGLAS WARTMAN, PRESIDENT
HARTMAN & ASSOCIATES, INC.
3345 BEE CAVE RD, STE. 205
WEST LAKE HILLS, TEXAS 78746-6692

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED

Douglas M. Hartman OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16th DAY OF

March, 2018

Kathy Williams

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

11/14/00

MY COMMISSION EXPIRES ON:



APPROVED BY THE CITY OF SAN MARCOS PLANNING & ZONING COMMISSION

ON 2nd OF February, 2018.

Jim Garber 3/23/18
JIM GARBER, CHAIRMAN DATE
PLANNING AND ZONING COMMISSION

Shannon Mattingly 3-9-18
SHANNON MATTINGLY, AICP, DATE
DIRECTOR OF PLANNING
AND DEVELOPMENT SERVICES

Chris Williams 3/9/18
RECORDING SECRETARY DATE

Chris Williams 3/23/18
CIP & ENGINEERING DATE

STATE OF TEXAS
COUNTY OF HAYS

I, LIZ GONZALEZ, 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 23rd DAY OF March, A.D. 2017, AT 2:03 O'CLOCK P.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, UNDER DOCUMENT NUMBER 18010034.

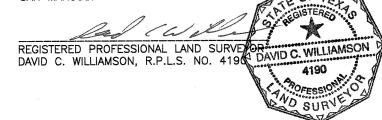
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 23rd DAY OF March, A.D. 2017.

Liz Gonzalez
LIZ GONZALEZ, COUNTY CLERK
HAYS COUNTY, TEXAS



KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID C. WILLIAMSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.



P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945
FIRM NO. 10070500