

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

Updated: October, 2019



## CONTACT INFORMATION

Applicant's Name	AL CARROLL, PE	Property Owner	MAREL ALVARADO JR. & ROSA ALVARADO
Company	TRI-TECH ENGINEERING	Company	
Applicant's Mailing Address	P.O. BOX 968 SAN MARCOS, TEXAS 78667	Owner's Mailing Address	415 PINAFORE ST. BUDA, TEXAS 78610
Applicant's Phone #	(512) 440-0222	Owner's Phone #	(512) 743-2907
Applicant's Email	acarroll@tritechtx.com	Owner's Email	rosa.alvarado@amd.com

## PROPERTY INFORMATION

Subject Property Address(es): 724 VALLEY ST. SAN MARCOS, TX 78666

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision B. W. BREEDING ADDITION

Total Acreage: 0.34 Ac. Tax ID #: R 21981

Preferred Scenario Designation: \_\_\_\_\_ Existing Zoning: SF-6

Existing Land Use(s): \_\_\_\_\_

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): RESIDENTIAL (ND-3)

Proposed Land Uses / Reason for Change: \_\_\_\_\_

## 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/](http://WWW.MYGOVERNMENTONLINE.ORG/)**



**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: *Mare Alvarado / Rosa Alvarado* Date: *2/25/2020*

Print Name: MAREL ALVARADO JR. & ROSA ALVARADO

Form Updated October, 2019

General Warranty Deed

15/ITC/WD/19/22411-SM

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: <sup>August 15</sup> July 15, 2019

Grantor: MICHAEL CHAGOYA, Independent Executor of the ESTATE OF FRANCES CHAGOYA, Deceased, in satisfaction of expenses of Estate administration, funeral expenses of Frances Chagoya, expenses of Frances Chagoya's last illness and/or allowances and claims against the Estate

Grantor's Mailing Address:

3565 N. MILWAUKEE AVE  
CHICAGO, IL 60671

Grantee: MAREL ALVARADO, JR. and ROSA L. ALVARADO, spouses

Grantee's Mailing Address:

418 Pinatone Street  
Buda, TX 78610

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot S, Block No. Five (5), of the B.W. BREEDING ADDITION to the City of San Marcos, according to the map or plat thereof, recorded in Volume O, Page 202, Deed Records, Hays County, Texas, and being the same property conveyed by Alejo Almanza and wife, to Ambrosio de los Santos by Deed dated November 22, 1909, recorded in Volume 55, Page 700, Deed Records, Hays County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or

not, all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2019, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

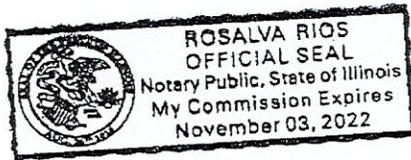
By acceptance hereof, Grantee accepts the Property "AS IS" in its present condition, with any and all defects and without warranty except for those warranties of title set forth herein.

When the context requires, singular nouns and pronouns include the plural.

*Michael Chagoza*  
MICHAEL CHAGOYA, Independent Executor of  
the ESTATE OF FRANCES CHAGOYA,  
Deceased

ILLINOIS  
STATE OF ~~TEXAS~~ §  
COUNTY OF COOK §

This instrument was acknowledged before me on the 15 day of August, 2019, by MICHAEL CHAGOYA, Independent Executor of the ESTATE OF FRANCES CHAGOYA, Deceased, on behalf of said Estate.



*Rosalva Rios*  
NOTARY PUBLIC, State of ~~Texas~~ ILLINOIS

**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

19029152 DEED  
08/26/2019 09:23:51 AM Total Fees: \$30.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

*Elaine H. Cárdenas*



General Warranty Deed

15/ITC / 10/19/2011-5m

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Date: ~~July~~ <sup>August MC</sup> 15, 2019

**Grantor:** MICHAEL CHAGOYA, Independent Executor of the ESTATE OF FRANCES CHAGOYA, Deceased, in satisfaction of expenses of Estate administration, funeral expenses of Frances ChagoYA, expenses of Frances ChagoYA's last illness and/or allowances and claims against the Estate

**Grantor's Mailing Address:**

3565 N. MILWAUKEE AVE  
CHICAGO, IL 60641

**Grantee:** MAREL ALVARADO, JR. and ROSA L. ALVARADO, spouses

**Grantee's Mailing Address:**

415 Pinafore Street  
Buda, TX 78610

**Consideration:** Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

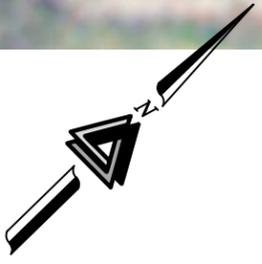
Lot S, Block No. Five (5), of the B.W. BREEDING ADDITION to the City of San Marcos, according to the map or plat thereof, recorded in Volume O, Page 202, Deed Records, Hays County, Texas, and being the same property conveyed by Alejo Almanza and wife, to Ambroso de los Santos by Deed dated November 22, 1909, recorded in Volume 55, Page 700, Deed Records, Hays County, Texas.

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**EXISTING CONDITIONS  
OF LOT S, BLOCK 5,  
B.W. BREEDING ADDITION  
CITY OF SAN MARCOS  
HAYS COUNTY, TEXAS**



SCALE: 1"=20'



MARCH 23, 2020

ENGINEER:

SURVEYOR:



**TRI-TECH**  
ENGINEERING SURVEYING PLANNING

155 RIVERWALK DRIVE  
SAN MARCOS, TEXAS 78666  
PH: 512-440-0222

www.tritechtx.com

TBPLS REGIS. #: 10193729  
TBPE REGIS. #: F-18693

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

That, Marel Alvarado Jr. & Rosa Alvarado, owners of the certain tract of land shown hereon and described in a deed recorded in Instrument #19029152, of the Hays County Deed Records, same being Lot S, Block 5, B. W. Breeding Addition, do hereby subdivide said lot as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of San Marcos the streets, alleys, rights-of-way, easements, and public places shown hereon for such public purposes as the City of San Marcos may deem appropriate. This subdivision is to be known as the LOT S1 & LOT S2, BLOCK 5, B. W. BREEDING ADDITION, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS by my hand this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_.

By: \_\_\_\_\_  
Marel Alvarado Jr.  
415 Pinafore St.  
Buda, Texas 78610

By: \_\_\_\_\_  
Rosa Alvarado  
415 Pinafore St.  
Buda, Texas 78610

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared Marel Alvarado Jr. & Rosa Alvarado, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_.

NOTARY PUBLIC in and for Hays County, Texas

STATE OF TEXAS\*  
CITY OF SAN MARCOS\*

Approved and authorized to be recorded on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the Director of the Planning and Development Services Department of the City of San Marcos.

\_\_\_\_\_  
Director of Development Services  
City of San Marcos, Texas

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director of CIP and Engineering  
City of San Marcos, Texas

\_\_\_\_\_  
Date

\_\_\_\_\_  
Recording Secretary  
City of San Marcos, Texas

\_\_\_\_\_  
Date

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

I, Elaine H. Cardenas, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_ at \_\_\_\_ o'clock, \_\_\_\_ M. and duly recorded on the \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_, at \_\_\_\_ o'clock, \_\_\_\_ M., in the Plat Records of Hays County, Texas, in Instrument No. \_\_\_\_\_.

TO CERTIFY WHICH, WITNESS my hand and seal of the Office of County Clerk, this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_.

\_\_\_\_\_  
Elaine H. Cardenas, County Clerk  
Hays County, Texas

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

I, Arthur Vasquez Torres, 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, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the Subdivision Regulations of the City of San Marcos, Texas.

TO CERTIFY WHICH, WITNESS by my hand and seal at San Marcos, Hays County, Texas this \_\_\_\_ day of \_\_\_\_\_ A.D. 2020.

RELEASED FOR REVIEW 02/27/20

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

\_\_\_\_\_  
Arthur Vasquez Torres  
R.P.L.S. # 5737, State of Texas

\_\_\_\_\_  
Date

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

I, Al Carroll Jr., 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; it is however in the Transition Zone of the Edwards Aquifer and is located within Zone X flood areas, as denoted hereon, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number, 48209C 0389 F effective date September 2, 2005, and that each lot conforms to the San Marcos Subdivision Regulations.

TO CERTIFY WHICH, WITNESS by my hand and seal at San Marcos, Hays County, Texas this \_\_\_\_ day of \_\_\_\_\_ A.D. 2020.

RELEASED FOR REVIEW 02/27/20

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

\_\_\_\_\_  
Al Carroll Jr.  
Registered Professional Engineer, No. 119251  
State of Texas

\_\_\_\_\_  
Date

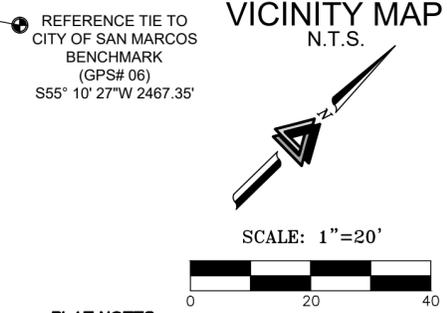
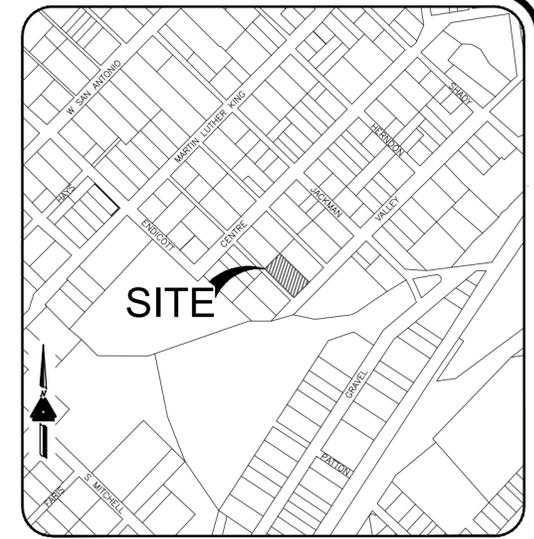
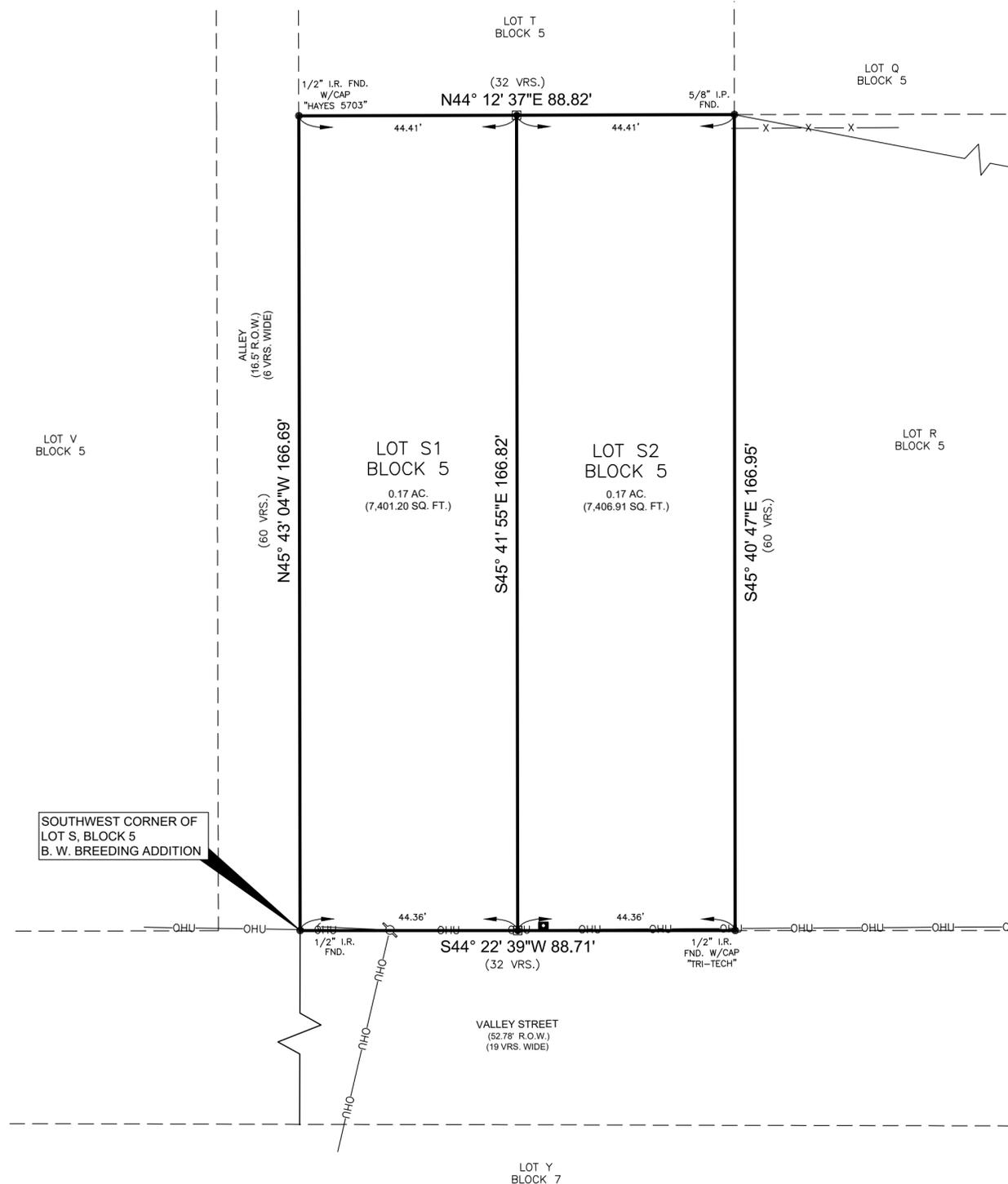
### LEGEND

	IRON ROD W/ TRI-TECH CAP SET		I.R. IRON ROD
	IRON ROD FOUND		I.P. IRON PIPE
	UTILITY POLE		FND FOUND
	WATER METER		VRS. VARAS
	WIRE FENCE		ROW RIGHT OF WAY
	OVERHEAD UTILITIES		PRHCT PLAT RECORDS OF HAYS COUNTY, TEXAS
	(xxx'x')		DRHCT DEED RECORDS OF HAYS COUNTY, TEXAS

PLAN 574X

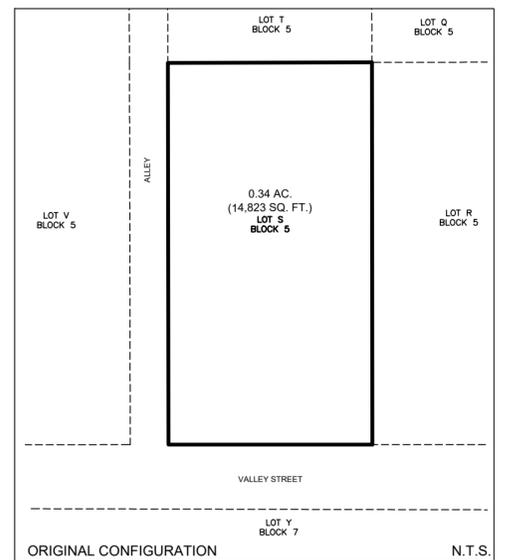
SM-19-1195000  
SMS-MC207-19

## REPLAT OF LOT S, BLOCK 5, B.W. BREEDING ADDITION CREATING LOT S1 & LOT S2, BLOCK 5, B.W. BREEDING ADDITION CITY OF SAN MARCOS HAYS COUNTY, TEXAS



### PLAT NOTES

- No portion of this subdivision lies within the Edwards Aquifer Recharge Zone or the San Marcos River Corridor.
- This subdivision lies within the boundaries of the Edwards Aquifer Transition Zone and the Purgatory Creek Watershed.
- No portion of this subdivision lies within the boundaries of the 100 year flood plain as delineated on Hays County F.I.R.M. Panel #48209C 0389 F, dated September 2, 2005.
- This subdivision contains 2 residential lots for a total of 0.34 acres.
- This subdivision lies within the following jurisdictions:  
Emergency Services District #3  
San Marcos Independent School District
- Water supply for this subdivision is provided by City of San Marcos Utilities.
- Wastewater treatment for this subdivision is provided by City of San Marcos Utilities.
- Electricity for this subdivision is provided by San Marcos Electric Utilities.
- Telephone service for this subdivision is provided by Century Link.
- This subdivision lies within the City Limits of The City of San Marcos and is subject to its ordinances.
- Building setback lines per City of San Marcos Zoning Ordinance.
- Bearing Basis: Texas State Plane Coordinate System—South Central Zone.
- The purpose for this replat is to create two lots out of one existing lot.
- Surface to Grid Coefficient is 0.99988089413



ORIGINAL CONFIGURATION N.T.S.

ENGINEER: \_\_\_\_\_ SURVEYOR: \_\_\_\_\_

FEBRUARY 24, 2020

**TRI-TECH**  
ENGINEERING SURVEYING PLANNING  
155 RIVERWALK DRIVE  
SAN MARCOS, TEXAS 78666  
PH: 512-440-0222

www.tritechtx.com TBPLS REGIS. #: 10193729  
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