

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



Updated: March, 2023

CONTACT INFORMATION

Applicant's Name	John David Carson	Property Owner	Same as Applicant
Company	Carson Haysco Holdings, LP	Company	Same as Applicant
Applicant's Mailing Address	407 S Stagecoach Trl, Ste 203 San Marcos, TX 78666	Owner's Mailing Address	Same as Applicant
Applicant's Phone #	(512) 392-3322	Owner's Phone #	Same as Applicant
Applicant's Email	john david@carsonproperties.net	Owner's Email	Same as Applicant

PROPERTY INFORMATION

500 to 700 Block of S Stagecoach Trail, San Marcos, TX 78666 &

Subject Property Address(es): eastern corner of Stagecoach Trl and Wonder World Drive, San Marcos, TX 78666

Legal Description: Lot Lots 1, 2, 3 Block B & Lot 1, Block C Subdivision Hays County Government Center Campus & 1 unplatted tract

Total Acreage: 21.462 Tax ID #: R 132514, R132515, R132516, R132517, R132728

Preferred Scenario Designation: Medium Intensity Existing Zoning: Light Industrial (LI) and General Commercial (GC)

Existing Land Use(s): Vacant Land / Agricultural Use (hay grazer cultivation)

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Character District - 5 (CD-5)

Proposed Land Uses / Reason for Change: Alignment with Comprehensive Plan

No immediate change of use proposed. Future uses consistent with the CD-5 zoning district

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.

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, John David Carson (owner name) on behalf of
Carson Haysco Holdings, LP (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
500 to 700 Block of S Stagecoach Trail, San Marcos, TX 78666 &
eastern corner of Stagecoach Trl and Wonder World Drive, San Marcos, TX 78666 (address).

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

Signature of Owner:  Date: 9/15/24

Printed Name, Title: John David Carson, COO of the GP

Signature of Agent: _____ Date: _____

Printed Name, Title: _____

**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.***

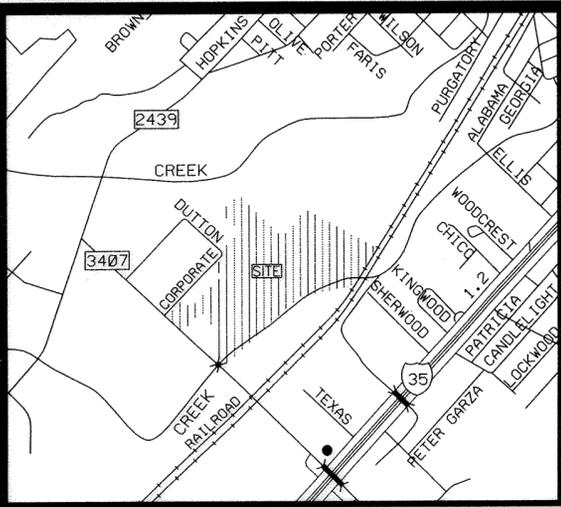
I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are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

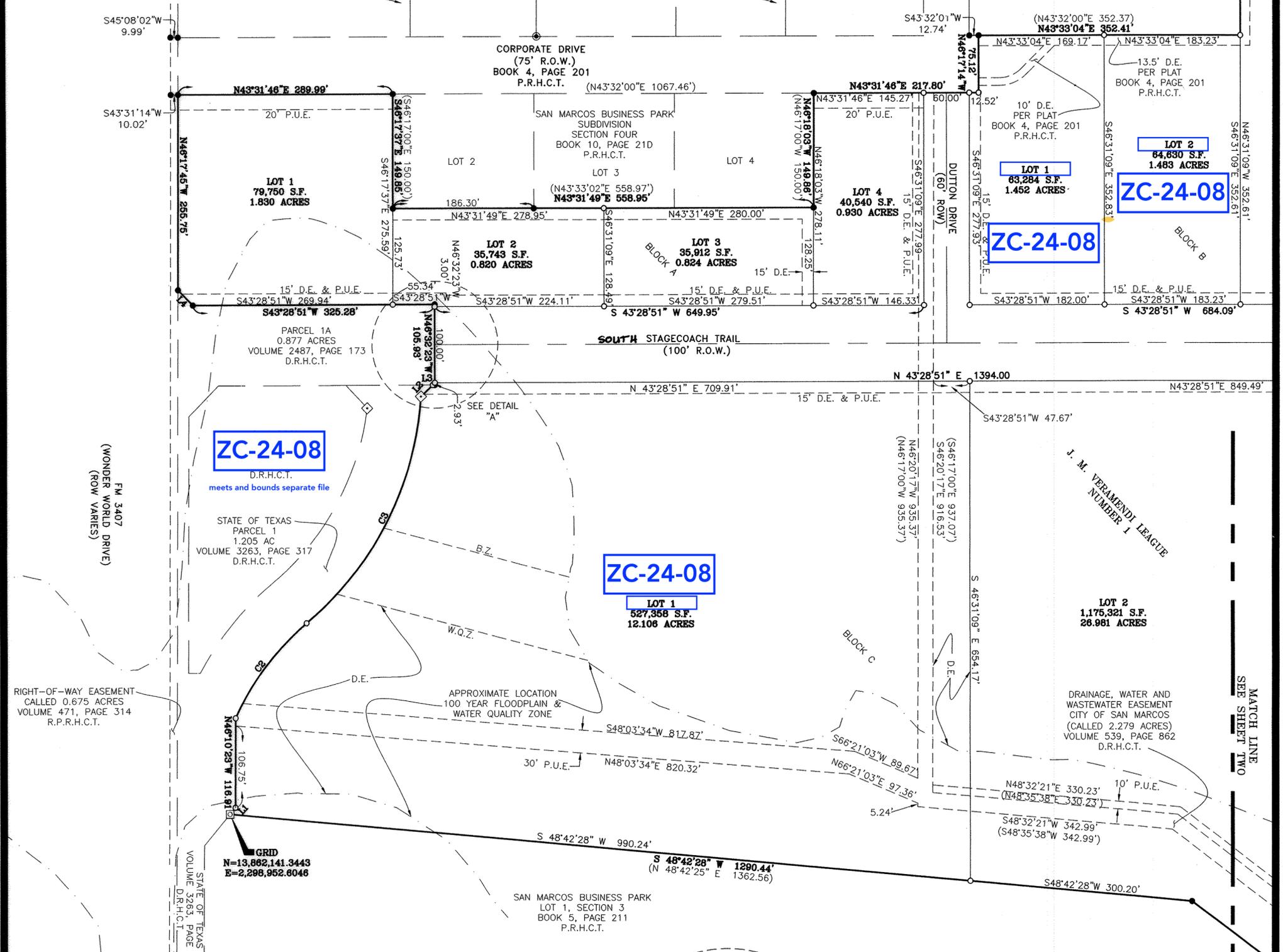
Date: 9/15/24

Print Name: John David Carson, COO of the GP

FINAL PLAT HAYS COUNTY GOVERNMENT CENTER CAMPUS



LOCATION MAP
NOT TO SCALE
HAYS COUNTY, TEXAS



ZC-24-08
D.R.H.C.T.
meets and bounds separate file

ZC-24-08
LOT 1
527,356 S.F.
12.106 ACRES

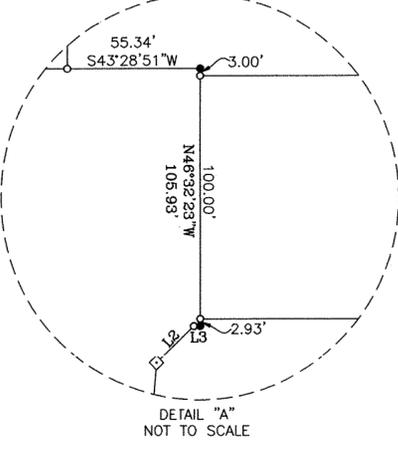
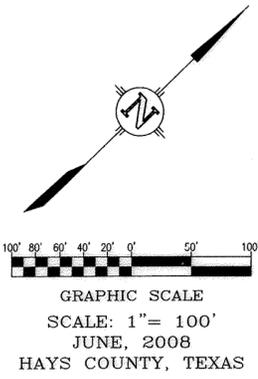
ZC-24-08

ZC-24-08

ZC-24-08

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD W/CAP SET
- ◻ 1/2" IRON ROD W/CAP SET IN CONCRETE
- () RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.Z. BUFFER ZONE
- W.Q.Z. WATER QUALITY ZONE
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS
- D.R.H.C.T. DEED RECORDS HAYS COUNTY TEXAS
- R.P.R.H.C.T. REAL PROPERTY RECORDS HAYS COUNTY, TEXAS
- F.F.E. FINISH FLOOR ELEVATION



LINE	BEARING	DISTANCE
L1	N06°08'35"W	11.29
(L1)	(S06°08'35"E)	(11.14)
L2	N00°11'01"W	21.73
(L2)	(S00°11'01"E)	(21.73)
L3	N43°28'51"E	2.71
L4	S88°38'46"W	28.32

CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	287.44	965.00	15°52'45"	N35°32'29"E	286.59
C2	158.60	347.00	28°11'14"	N08°40'37"W	157.22
(C2)	158.60	347.00	26°11'13"	S08°40'37"E	157.22
C3	343.27	417.00	47°09'55"	N19°09'59"W	333.66
(C3)	343.28	417.00	47°09'58"	N19°09'59"W	333.66
C4	656.12	2834.79	13°15'41"	S40°00'39"W	654.86
(C4)	656.12	2834.79	13°15'41"	S40°00'36"W	654.66
C5	295.16	1065.00	15°52'45"	N35°32'29"E	294.21

FINAL PLAT
HAYS COUNTY GOVERNMENT
CENTER CAMPUS
OWNER: W. C. CARSON
P. O. BOX 666
SAN MARCOS, TEXAS 78667
ACREAGE: 56.13 ACRES
SURVEY: JUAN M. VERAMENDI LEAGUE NUMBER 1
SCALE: 1" = 100'
DATE OF PREPARATION: MARCH, 2008
SURVEYOR: PAUL EASLEY
ENGINEER: PBS&J
6504 BRIDGE POINT PARKWAY
AUSTIN, TX 78730
512-327-6840

SURVEYORS NOTE:
1. THE GRID COORDINATES SHOWN HEREON ARE BASED ON NAD 83/93 HARN, SOUTH CENTRAL ZONE, TEXAS STATE PLANE COORDINATE SYSTEM CSF=0.9998700169

PROJECT: FINAL PLAT HAYS COUNTY GOVERNMENT CENTER CAMPUS
JOB NUMBER: 0441935.00
DATE: JUNE, 2008
SCALE: 1" = 100'
DRAWING PATH: HM1/TECH DATA/LD/441935.00/PLAT/SHEET 1



6504 BRIDGE POINT PARKWAY
SUITE #200
AUSTIN, TEXAS
78730-5091
(512) 327-6840

001 15 PG 84

FINAL PLAT
HAYS COUNTY GOVERNMENT
CENTER CAMPUS

STATE OF TEXAS
COUNTY OF HAYS
KNOWN ALL MEN BY THESE PRESENTS

That W. C. Carson, owner of 56.131 acres of land, being a portion of that tract of land called 219.07 acres, situated in the Juan M. Veramendi Survey, League Number 1, Hays County, Texas, City of San Marcos, according to a deed as recorded in Volume 752, Page 33 of the Real Property Records of Hays County, Texas, do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract 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 street rights of way and public utility, drainage, water and wastewater easements shown herein for such public purposes as the City of San Marcos may deem appropriate. This subdivision is to be known as Hays County Government Center Campus.

W. C. Carson 1/30/09
W. C. Carson
P.O. Box 666
San Marcos, Texas 78667

PLAT NOTES:

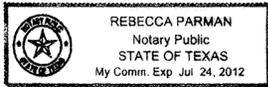
- 1. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
- 2. ACCORDING TO THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48209C 0477F, DATED SEPTEMBER 2, 2005, A PORTION OF THIS TRACT LIES WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD AND ZONE X, AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- 3. BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE AND REFERS TO GRID NORTH WITH A COMBINED SCALE FACTOR OF 0.9998700169.
- 4. THIS TRACT IS SUBJECT TO A DRAINAGE, WATER AND WASTE WATER EASEMENT TO THE CITY OF SAN MARCOS ACROSS PORTIONS OF LOT 2, BLOCK C AND LOT 4, BLOCK A AS SHOWN HEREON OF RECORD IN VOLUME 539, PAGE 862 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
- 5. THIS TRACT IS SUBJECT TO A DRAINAGE EASEMENT ACROSS PORTIONS OF LOTS 1, 2, AND 3, BLOCK B AS SHOWN HEREON OF RECORD IN VOLUME 394, PAGE 895 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
- 6. THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF SAN MARCOS.
- 7. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE SAN MARCOS INDEPENDENT SCHOOL DISTRICT.
- 8. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER TRANSITION ZONE.
- 9. BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE CITY OF SAN MARCOS LDC.
- 10. SIDEWALKS WILL BE CONSTRUCTED AND STREET TREES PLANTED IN ACCORDANCE WITH THE CITY OF SAN MARCOS LDC. AND SPECIFICATIONS MANUAL.
- 11. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED CONDITIONS BY PONDING OR OTHER APPROVED METHODS.
- 12. THE WATER QUALITY ZONE SHOWN HEREON IS HEREBY DEDICATED AS A DRAINAGE EASEMENT.
- 13. FINISHED FLOOR ELEVATIONS (FFE) ARE TO BE ESTABLISHED BASED ON CURRENT FEMA FLOOD INSURANCE RATE MAP AND CITY OF SAN MARCOS ORDINANCE REQUIREMENTS.
- 14. CONSTRUCTION WITHIN THE 100 YEAR FLOOD PLAIN WILL REQUIRE A FLOOD PLAIN PERMIT. ANY FLOODPLAIN RECLAMATION (DEVELOPMENT OR MODIFICATION PER FEMA CLOMR) WILL ALSO REQUIRE A QUALIFIED WATERSHED PROTECTION PLAN APPROVED BY THE CITY OF SAN MARCOS PLANNING & ZONING COMMISSION.
- 15. FULL CONSTRUCTION OF STAGECOACH TRAIL AND ASSOCIATED UTILITIES ALONG THE REMAINING FRONTAGE OF LOTS 2, BLOCK C, WILL BE REQUIRED CONCURRENT WITH PLATTING OF PROPERTY LOCATED ADJACENT TO WEST SIDE OF STAGECOACH TRAIL ALIGNMENT.
- 16. THE 50' TEMPORARY DRAINAGE EASEMENT ALONG FUTURE STAGECOACH TRAIL, AS SHOWN HERE ON, SHALL BE RELEASED BY THE CITY AS FUTURE SECTIONS ARE PLATTED.
- 17. A 20' P.U.E. AT A MUTUALLY AGREED UPON LOCATION ALONG OR NEAR THE NORTHERN BOUNDARY OF LOT 2, BLOCK C SHALL BE DEDICATED PRIOR TO CONSTRUCTION OF THE FUTURE PURGATORY CREEK WASTE WATER INTERCEPTOR.

STATE OF TEXAS
COUNTY OF HAYS
KNOWN ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared W. C. Carson, whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 30 day of 2009, 2008.

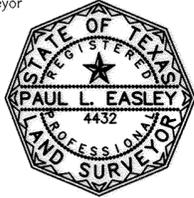
Rebecca Parman
Notary Public in and for the State of Texas



STATE OF TEXAS
COUNTY OF TRAVIS
KNOWN ALL MEN BY THESE PRESENTS

I, Paul L. Easley, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from and actual survey made on the ground, 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.

Paul L. Easley 1/30/09
Paul L. Easley
Registered Professional Land Surveyor
No. 4432 State of Texas



Approved and Authorized to be recorded on this 27th day of MAY, 2008
Planning & Zoning Commission of the City of San Marcos, Texas.

Sherwood Bishop
Sherwood Bishop,
Chairman
Planning & Zoning Commission

Francis Serna
Francis Serna,
Recording Secretary

Approved: *Chance Sparks*
Chance Sparks, AICP
Development Planning Manager

2/13/09
Date

Sabas J. Avila
Sabas J. Avila, P.E.,
Assistant Director
Public Services for Transportation

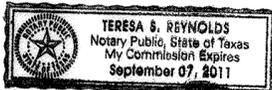
2/9/09
Date

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared *Paul L. Easley*, Registered Professional Land Surveyor, 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 30 day of 2009

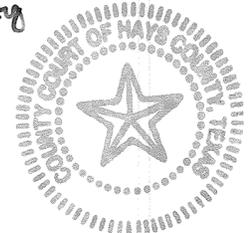
Teresa S. Reynolds
Notary Public in and for the State of Texas
Sept. 7, 2011
My Commission Expires On:



STATE OF TEXAS
COUNTY OF HAYS
KNOWN ALL MEN BY THESE PRESENTS

I, Linda Fritsche, County Clerk of Hays County Texas, certify that this plat was filed for record in my office on the 15 day of February, 2009, A.D., at 2:11 o'clock, P.M. and duly recorded on the 15 day of February, 2009, A.D., at 2:11 o'clock, P.M. in the Plat Records of said County in Book 15, Page 87-88

Linda C. Fritsche
Linda Fritsche
county Clerk
Hays County, Texas



001.15 PG 80

PROJECT: FINAL PLAT HAYS COUNTY GOVERNMENT CENTER CAMPUS
JOB NUMBER: 0441935.00
DATE: JANUARY, 2009
SCALE: 1" = 100'
DRAWING PATH: LD/441935.00/PLAT/SHEET 3



6504 BRIDGE POINT PARKWAY
SUITE #200
AUSTIN, TEXAS
78730-5091
(512) 327 - 6840

October 7, 2024
(revised October 23, 2024)

Planning and Development Services Department
City of San Marcos
630 East Hopkins Street
San Marcos, TX 78666

Re: Zoning Change Case Cover Letter

ZC-24-08 (GC & LI → CD-5): 21.462 acres along S Stagecoach Trail

ZC-24-09 (LI, GC, FD → CD-1): 16.637 acres north of Dutton Drive along Purgatory Creek

ZC-24-10 (LI → CD-4): 56.76 acres north of S Stagecoach Trail

Planning and Development Services,

The Applicants for the above captioned case numbers (Carson Haysco Holdings, LP and Carson Select Investment, LP) submit this letter detailing the request to downzone the subject properties from the current, more intensive¹ Special (LI - Light Industrial) and Legacy (GC - General Commercial) Districts² assigned decades ago to less intensive Character Districts (CD-1, CD-4, and CD-5) for compatibility with a proposed trail along Purgatory Creek and to align with the City's Comprehensive Plan³.

Case / Property Descriptions

ZC-24-08 is comprised of four platted lots out of the Hays County Government Center Campus (HCGCC) subdivision: specifically, Lots 1, 2, & 3 of Block B and Lot 1 of Block C. The Hays County Appraisal District (HCAD) Property IDs for these properties are as follows⁴: R132514 (1.452 acres, GC); R132515 (1.483 acres, GC); R132516 (5.091 acres, LI); and R123517 (12.106 acres, GC). Additionally, ZC-24-08 includes one un-platted tract with a HCAD Property ID R132728 (1.33 acres, GC). All properties have South Stagecoach Trail frontage north of Wonder World Drive. In sum, 16.371 acres are to be rezoned from GC → CD-5 and 5.091 acres are to be rezoned from LI → CD-5 for a case total of 21.462 acres.

ZC-24-09 is comprised of a single 16.637 acre unplatted tract commencing at the northernmost bend of Dutton Drive and extending along Purgatory Creek for more than half a mile. There are two HCAD Property IDs related to this tract: R11743 (all) and R128358 (partial). According to the City's Open Data

¹ Per Table 2.3 (Determination of Intensity) of the SMDC. The Commercial (CM) district is interpreted herein as the successor zoning category for GC which, as a Legacy District, is not specifically listed in Table 2.3. CM is more intense than CD-5.

² An indeterminate amount of the property associated with ZC-24-09 appears designated as a Future Development (FD) district. Per Section 4.4.1.1., FD is a "temporary zoning district" excluded from Table 2.3 per Section 2.5.1.3.D.

³ The 2013 Vision San Marcos was the comprehensive plan in effect as of the date of application and is the basis for consideration under Section 2.5.1.4; however, it is noteworthy that the zoning districts proposed are consistent with the Vision SMTX plan adopted October 15, 2024 and its Vision SMTX Equivalency Table.

⁴ Acreage and current zoning in parenthesis



maps, portions of the tract contain GC and Future Development (FD) zoning districts, but those acreages are difficult to quantify given that the existing zoning does not follow parcel lines. That said, most of the property related to ZC-24-09 is currently zoned Light Industrial and is to be rezoned to CD-1.

ZC-24-10 is comprised of a single 56.76 acre unplatted tract located at the northernmost end of S Stagecoach Trail. It is associated with HCAD Property ID R128358. It is to be rezoned from LI → CD-4.

Timing Related to Requested Trail Conveyance

These zoning cases have been initiated by the applicants after receiving requests from the City of San Marcos, in partnership with the San Marcos River Authority and the San Marcos Greenbelt Alliance, for the applicants to consider conveying a portion of the subject properties to the public for use in the ongoing Purgatory Creek improvements project. The multi-purpose Purgatory Creek project is aimed at managing storm water as well as expanding public trail and active transportation connectivity by establishing a Greenway connecting the Purgatory Creek Natural Area to the San Marcos River.

The applicants have always intended to rezone the subject properties to align their zoning with the Comprehensive Plan but previously planned to defer any applications until such time as the applicants had a development proposal to share with the public. The applicants have no immediate development plans for these properties, but desire to ensure that their zoning is compatible with the long-term vision for the area prior to conveying any portion to another entity.

Light industrial and general commercial development/uses abutting a Greenway would neither be appropriate nor aligned with either the applicants' or public's vision for the subject properties. For this reason and in cooperation with the more immediate trail improvements schedule, the applicants have elected to bring these cases forward at this time.

Compatibility with the Comprehensive Plan

The subject properties are located within the South End medium intensity growth zone of the Comprehensive Plan. Per this document, the South End is "envisioned as a new connection between Downtown and the southern part of the city. ... The area is anticipated to build out with a medium-intensive mix of commercial and residential of different densities."

Section 4.1.1.6 of the San Marcos Development Code (SMDC) further describes Medium Intensity Zones generally to be "[a]n area of change intended to accommodate the City's future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip, or drive."

The existing LI and GC zoning districts are antithetical to these intents, as reflected on Table 4.1 of the SMDC (the "Translation Table") and based on the land-intensive, auto-oriented development standards required of the existing districts. Conversely, the Character Districts in the SMDC were specifically created to support the Comprehensive Plan's vision, particularly in areas such as the South End.



In the SMDC's Translation Table, Special Districts (such as the existing Light Industrial) are listed as "Not Preferred" for Medium Intensity Zones. Per Section 4.1.2.8, Legacy Districts (such as the existing General Commercial) are no longer permitted city-wide and are to be replaced with allowable zoning districts from Chapter 4 of the SMDC. The Translation Table lists the proposed Character Districts as the only zoning districts to be considered for these properties.

More specifically, Table 4.6 of the SMDC (Character District / Existing Zoning Translation Table) outlines the Character Districts to be considered in zoning change cases. Existing GC and LI districts are noted for consideration for rezoning to CD-1, CD-4, and CD-5 districts, which are the districts proposed in these cases. All other districts are noted as Not Preferred.

While the applicants have no immediate development plans, rezoning the subject properties to the proposed Character Districts will ensure any future development to be compatible with the Comprehensive Plan and the SMDC.

Compatibility / Consistency with Surrounding Properties

The applicants have previously rezoned and/or replatted their other undeveloped holdings within the HGCCC and the abutting San Marcos Business Park Section Two subdivisions to CD-4 and CD-5. These current zoning cases will result in over 100 acres of contiguous Character District zoning within the South End activity center as intended in the Comprehensive Plan.

Existing Conditions and Future Plans

The subject properties abut both the Purgatory Creek and Willow Springs Creek watersheds. The effective FEMA Flood Insurance Rate Map (FIRM) panel for the subject properties currently show most of the area without exposure to the 1% annual flood risk (aka the 100-year flood plain). However, the preliminary/pending FIRM panel and the City of San Marcos' regulatory model both show the potential for shallow flooding on portions of the subject properties during an 1% event. This change in risk is caused almost entirely by a diversion of Willow Springs Creek and not by Purgatory Creek. Watershed studies in the area have shown that this change is the result of under-regulated upstream development in the Willow Springs watershed and not due to any actions of the applicants.

The applicants have been working in close cooperation with Hays County for several years on a mitigation plan for the Willow Springs Creek watershed. The County's engineering consultants have recently identified and proposed a project that would remove the 1% flood risk from most of the subject properties and other existing, improved properties not owned by the applicants. The applicant's engineers are currently peer reviewing this work, but no definite timeline is in place for mitigation work to commence. To date, the applicant has and continues to defer any development plans for the subject properties until an actionable mitigation plan is established. Once a regional drainage plan is established, the applicants' long-term plans for the subject properties will be aligned with the City's comprehensive plan.



Notably, net allowable impervious cover under the proposed Character Districts will be reduced in comparison to the existing zoning districts. Further, the intensity of development and uses under the proposed Character Districts would create substantially less noxious runoff and water quality impacts than the existing Light Industrial and General Commercial uses. In all cases, the City of San Marcos' drainage and water quality ordinances are in effect for the subject properties and the applicants fully intend to comply therewith for future development on the subject properties, if any.

Summary

The Applicants are proposing to downzone the properties from the existing, more intensive Light Industrial and General Commercial districts that are not aligned with the City's current and proposed Comprehensive Plan. While there are no current development plans for the subject properties, these rezonings are proposed at this time in advance of the potential conveyance of a portion of the subject properties to the public for use as a Greenway in connection with the City's Purgatory Creek improvements. The proposed Character Districts will bring the subject properties into alignment with the City's Comprehensive plan, create a contiguous Character District area alongside surrounding properties with similar zoning, and ensure compatible uses along the proposed Greenway for future development, if any.

Sincerely,



John David Carson

johndavid@carsonproperties.net



A DESCRIPTION OF A 1.33 ACRE TRACT SITUATED IN THE J.M. VERAMENDI LEAGUE, NO. 1, HAYS COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 219.07 ACRE TRACT CONVEYED TO W.C. CARSON IN VOLUME 752, PAGE 33, THE DEED RECORDS OF HAYS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the south right of way line of Stagecoach Trail (106' RIGHT-OF-WAY), for the most westerly corner of the herein described tract;

THENCE with the south right of way line of said Stagecoach Trail, **North 43°32'23" East**, a distance of **173.10 feet**, (called North 43°28'35" East, 172.98 feet), to a ½ inch iron rod set with cap at the intersection of said Wonder World Drive access road, for the northern most corner of the herein described tract;

THENCE with the intersection of Wonder World Drive access road, **South 89°09'24" East**, a distance of **40.78 feet**, (called South 89°09'20" East, 40.78 feet), to a TXDOT brass disk found in concrete for the point of curvature of a curve to the right, and for the northeast corner of the herein described tract;

THENCE with the west line of said Wonder World Drive access road, along a curve having a radius of 347.00 feet, an arc length of 265.88 feet, and a chord that bears, **South 17°33'11" East**, at a distance of **259.42 feet**, (called South 17°32'25" East, 259.49 feet), to a TXDOT brass disk found for a point of reverse curvature of the herein described tract;

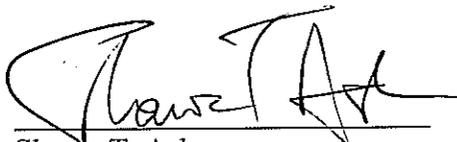
THENCE continuing the west line of said Wonder World Drive access road, along a curve having a radius of 417.00 feet, an arc length of 157.33 feet, and a chord that bears, **South 6°22'58" East**, at a distance of **156.40 feet**, (called South 6°23'31" East, 156.40 feet), to a TXDOT brass disk found for the southeast corner of the herein described tract;

THENCE leaving the west line of said Wonder World Drive access road, **South 43°35'35" West**, at a distance of **15.70 feet**, (called South 43°42'58" West, 15.70 feet), to a TXDOT brass disk found in the east right of way of Wonder World Drive for the south corner of the herein described tract;

THENCE with the east right of way line of said Wonder World Drive, **North 46°17'02" West**, at a distance of **336.50 feet**, (called North 46°17'02" West, 336.50 feet, being the **BEARING BASIS** herein), to a TXDOT brass disk found at the intersection of Stagecoach Trail, and for the west corner of the herein described tract;

THENCE with the intersection of Stagecoach Trail, **North 1°37'11" West**, at a distance of **56.73 feet**, (called North 1°24'14" West, 56.69 feet), to the **POINT OF BEGINNING**, and containing **1.33 acres** of land.

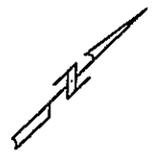
I, Shawn T. Ash, do certify that this description and associated exhibit were prepared from a boundary survey performed under my direction during December 2010, and is true and correct to the best of my knowledge and belief.


Shawn T. Ash
Registered Professional Land Surveyor
No. 5687 State of Texas



12/06/10
Date

STAGECOACH TRAIL
(106' R.O.W.)



SCALE 1" = 50'

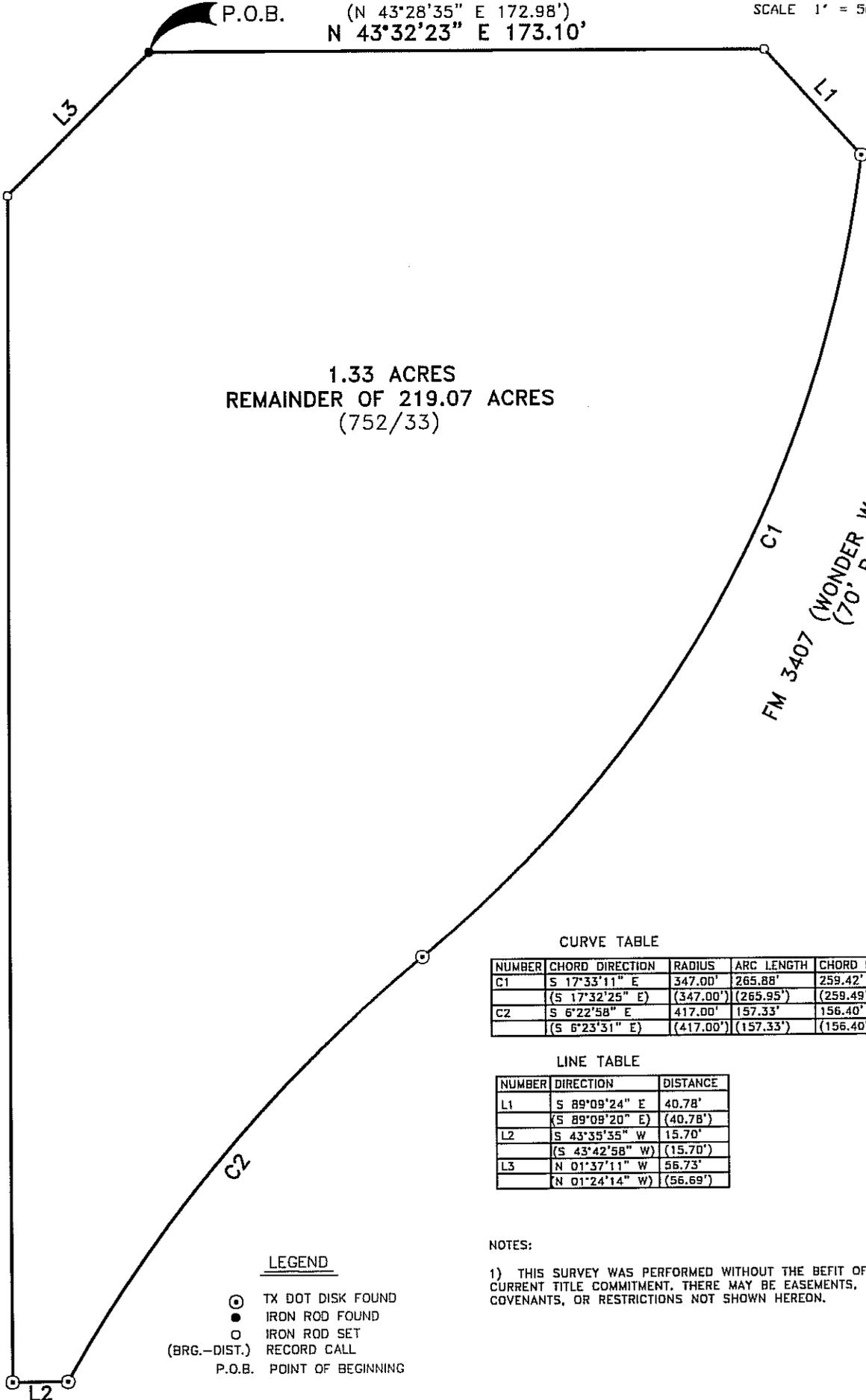
P.O.B. (N 43°28'35" E 172.98')
N 43°32'23" E 173.10'

FM 3407 (WONDER WORLD DRIVE)
(R.O.W. VARIES)

BEARING BASIS
(N 46°17'02" W 336.50')
N 46°17'02" W 336.50'

1.33 ACRES
REMAINDER OF 219.07 ACRES
(752/33)

FM 3407 (WONDER WORLD DRIVE)
(70' R.O.W.)



CURVE TABLE

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 17°33'11" E	347.00'	265.88'	259.42'
	(S 17°32'25" E)	(347.00')	(265.95')	(259.49')
C2	S 6°22'58" E	417.00'	157.33'	156.40'
	(S 6°23'31" E)	(417.00')	(157.33')	(156.40')

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 89°09'24" E	40.78'
	(S 89°09'20" E)	(40.78')
L2	S 43°35'35" W	15.70'
	(S 43°42'58" W)	(15.70')
L3	N 01°37'11" W	56.73'
	(N 01°24'14" W)	(56.69')

LEGEND

- ⊙ TX DOT DISK FOUND
- IRON ROD FOUND
- IRON ROD SET
- (BRG.-DIST.) RECORD CALL
- P.O.B. POINT OF BEGINNING

NOTES:

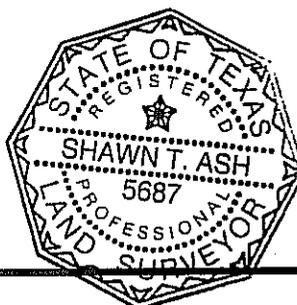
1) THIS SURVEY WAS PERFORMED WITHOUT THE BEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE EASEMENTS, COVENANTS, OR RESTRICTIONS NOT SHOWN HEREON.

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF:
1.33 ACRES OUT OF THE REMAINDER OF 219.07 ACRES
IN THE J.M. VERAMENDI LEAGUE NO. 1 AS RECORDED IN
VOLUME 752, PAGE 33, THE DEED RECORDS OF HAYS
COUNTY, TEXAS.

I, SHAWN T. ASH, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING DECEMBER 2010, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

Shawn T. Ash
SHAWN T. ASH, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 5687 STATE OF TEXAS

12/06/10
DATE

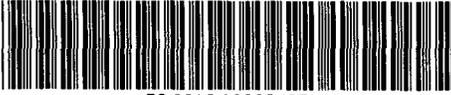


ASH
&
ASSOCIATES
surveying and mapping

142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
FAX (512) 392-1928

JOB NO: 10-3573 DRAWN BY: ADP FB: 70/42

Hays County
Liz Q. Gonzalez
County Clerk
San Marcos, Texas 78666



70 2012 12036465

Instrument Number: 2012-12036465

As

Recorded On: December 19, 2012

OPR RECORDINGS

Parties: CARSON DIVERSIFIED LAND 1 LLC

Billable Pages: 4

To CARSON HAYSCO HOLDINGS LP

Number of Pages: 5

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

OPR RECORDINGS	28.00
Total Recording:	28.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2012-12036465
Receipt Number: 323090
Recorded Date/Time: December 19, 2012 03:56:49P
Book-Vol/Pg: BK-OPR VL-4511 PG-632
User / Station: S Breland - Cashiering #3

Record and Return To:

CARSON PROPERTIES
1911 CORPORATE DR
STE 102
SAN MARCOS TX 78666



State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and time stamped hereon and was recorded on the volume and page of the named records of Hays County, Texas

Liz Q. Gonzalez
Liz Q. Gonzalez, County Clerk

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date: Executed December ~~19th~~, 2012, but not effective until December 31, 2012.

Grantor: Carson Diversified Land 1, LLC, a Texas limited liability company

Grantor's Mailing Address (including county): 1911 Corporate Drive, Suite 102
San Marcos
Hays County, Texas 78666

Grantee: Carson Haysco Holdings, LP, a Texas limited partnership

Grantee's Mailing Address (including county): 1911 Corporate Drive, Suite 102
San Marcos
Hays County, Texas 78666

Consideration: Ten and No/100 Dollars (\$10.00) and other valuable consideration

Property (including any improvements):

Lots 1, 2 and 3 of Block B; and Lot 1 of Block C, all of the Hays County Government Center Campus, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 15, Pages 84-86 of the Plat Records of Hays County, Texas; and

A 1.33 acre tract situated in the J.M. Veramendi League, No. 1, Hays County, Texas, being the remainder of a called 219.07 acre tract conveyed to W.C. Carson in Volume 752, Page 33, the Deed Records of Hays County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes; and

19.296 acres described as Lot 1, Section 3, San Marcos Business Park, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 5, Page 211 of the Plat Records of Hays County, Texas.

Assignment and Assumption of Leases:

Grantor hereby assigns to Grantee Grantor's rights and obligations under any Leases under which any portion of the Property is used or occupied by anyone, other than Grantor, and Grantee assumes and agrees to perform the Grantor's (Landlord's) obligations under such Leases arising after this date.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made subject to all easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments that affect the property; 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 all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any County Water Improvement Districts or other applicable governmental districts, agencies, authorities.

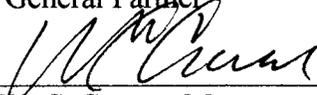
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

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

Carson Diversified Land 1, LLC

By: Carson Diversified Land, LP, Manager

By: Carson Diversified GP, LLC,
General Partner

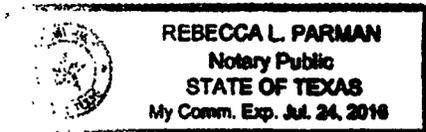
By: 

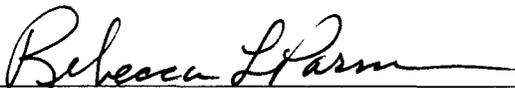
W. C. Carson, Manager

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HAYS

This instrument was acknowledged before me on the 19th day of December, 2012, by W. C. Carson in his capacity as Manager of Carson Diversified GP, LLC, the general partner of Carson Diversified Land, LP, the Manager of Carson Diversified Land 1, LLC.





NOTARY PUBLIC, STATE OF TEXAS

After recording return to:
Carson Properties
1911 Corporate Drive, Suite 102
San Marcos, Texas 78666

Prepared in the Law Office of:
Leighton Law Firm, PLLC
12117 Bee Caves Road, Suite 3-240
Austin, Texas 78738

A DESCRIPTION OF A 1.33 ACRE TRACT SITUATED IN THE J.M. VERAMENDI LEAGUE, NO. 1, HAYS COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 219.07 ACRE TRACT CONVEYED TO W.C. CARSON IN VOLUME 752, PAGE 33, THE DEED RECORDS OF HAYS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the south right of way line of Stagecoach Trail (106' RIGHT-OF-WAY), for the most westerly corner of the herein described tract;

THENCE with the south right of way line of said Stagecoach Trail, **North 43°32'23" East**, a distance of **173.10 feet**, (called North 43°28'35" East, 172.98 feet), to a ½ inch iron rod set with cap at the intersection of said Wonder World Drive access road, for the northern most corner of the herein described tract;

THENCE with the intersection of Wonder World Drive access road, **South 89°09'24" East**, a distance of **40.78 feet**, (called South 89°09'20" East, 40.78 feet), to a TXDOT brass disk found in concrete for the point of curvature of a curve to the right, and for the northeast corner of the herein described tract;

THENCE with the west line of said Wonder World Drive access road, along a curve having a radius of 347.00 feet, an arc length of 265.88 feet, and a chord that bears, **South 17°33'11" East**, at a distance of **259.42 feet**, (called South 17°32'25" East, 259.49 feet), to a TXDOT brass disk found for a point of reverse curvature of the herein described tract;

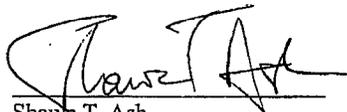
THENCE continuing the west line of said Wonder World Drive access road, along a curve having a radius of 417.00 feet, an arc length of 157.33 feet, and a chord that bears, **South 6°22'58" East**, at a distance of **156.40 feet**, (called South 6°23'31" East, 156.40 feet), to a TXDOT brass disk found for the southeast corner of the herein described tract;

THENCE leaving the west line of said Wonder World Drive access road, **South 43°35'35" West**, at a distance of **15.70 feet**, (called South 43°42'58" West, 15.70 feet), to a TXDOT brass disk found in the east right of way of Wonder World Drive for the south corner of the herein described tract;

THENCE with the east right of way line of said Wonder World Drive, **North 46°17'02" West**, at a distance of **336.50 feet**, (called North 46°17'02" West, 336.50 feet, being the **BEARING BASIS** herein), to a TXDOT brass disk found at the intersection of Stagecoach Trail, and for the west corner of the herein described tract;

THENCE with the intersection of Stagecoach Trail, **North 1°37'11" West**, at a distance of **56.73 feet**, (called North 1°24'14" West, 56.69 feet), to the **POINT OF BEGINNING**, and containing **1.33 acres** of land.

I, Shawn T. Ash, do certify that this description and associated exhibit were prepared from a boundary survey performed under my direction during December 2010, and is true and correct to the best of my knowledge and belief.



Shawn T. Ash
Registered Professional Land Surveyor
No. 5687 State of Texas



12/06/10
Date

REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail, Suite 1120
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5547

Receipt Number: **SM-2024-1595268**

Payor: CARSON HAYSCO HOLDINGS LP ()
407 S STAGECOACH
STE 203
SAN MARCOS, TX 78666

Owner: CARSON HAYSCO HOLDINGS LP
(O0229912)
407 S STAGECOACH TRL
STE 203
SAN MARCOS, TX 78666

Quick Ref ID: R132514
Owner: CARSON HAYSCO HOLDINGS LP
(O0229912) - 100%
Owner Address: 407 S STAGECOACH TRL
STE 203
SAN MARCOS, TX 78666

Property: 11-3721-000B-00100-3
Legal Description: HAYS COUNTY GOVERNMENT
CENTER CAMPUS, BLOCK B, Lot 1,
ACRES 1.452
Situs Address: DUTTON DR SAN MARCOS 78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2023					
San Marcos CISD	220	0.991500	2.18	2.18	2.18
Special Road Dist	220	0.020000	0.04	0.04	0.04
Hays County	220	0.287500	0.63	0.63	0.63
City Of San Marcos	220	0.603000	1.33	1.33	1.33
				Total Payment Amount	4.18
				Check Payment (Ref # 2166) Tendered	4.18
				Total Tendered	4.18
				Remaining Balance Due, including other fees, as of 9/13/2024	0.00

Date Paid: 01/29/2024
Effective Date: 01/29/2024
Station/Till: Angie/Angie's Till
Cashier:

REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail, Suite 1120
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5547

Receipt Number: **SM-2024-1595269**

Payor: CARSON HAYSCO HOLDINGS LP ()
407 S STAGECOACH
STE 203
SAN MARCOS, TX 78666

Owner: CARSON HAYSCO HOLDINGS LP
(O0229912)
407 S STAGECOACH TRL
STE 203
SAN MARCOS, TX 78666

Quick Ref ID: R132515
Owner: CARSON HAYSCO HOLDINGS LP
(O0229912) - 100%
Owner Address: 407 S STAGECOACH TRL
STE 203
SAN MARCOS, TX 78666

Property: 11-3721-000B-00200-3
Legal Description: HAYS COUNTY GOVERNMENT
CENTER CAMPUS, BLOCK B, Lot 2,
ACRES 1.483
Situs Address: S STAGECOACH TRL SAN MARCOS
78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2023					
San Marcos CISD	230	0.991500	2.28	2.28	2.28
Special Road Dist	230	0.020000	0.05	0.05	0.05
Hays County	230	0.287500	0.66	0.66	0.66
City Of San Marcos	230	0.603000	1.38	1.38	1.38

Total Payment Amount **4.37**
Check Payment (Ref # 2166) Tendered 4.37
Total Tendered **4.37**

Remaining Balance Due, including other fees,
as of 9/13/2024 **0.00**

Date Paid: 01/29/2024
Effective Date: 01/29/2024
Station/Till: Angie/Angie's Till
Cashier:

REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail, Suite 1120
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5547

Receipt Number: **SM-2024-1595270**

Payor: CARSON HAYSCO HOLDINGS LP ()
407 S STAGECOACH
STE 203
SAN MARCOS, TX 78666

Owner: CARSON HAYSCO HOLDINGS LP
(O0229912)
407 S STAGECOACH TRL
STE 203
SAN MARCOS, TX 78666

Quick Ref ID: R132516
Owner: CARSON HAYSCO HOLDINGS LP
(O0229912) - 100%
Owner Address: 407 S STAGECOACH TRL
STE 203
SAN MARCOS, TX 78666

Property: 11-3721-000B-00300-3
Legal Description: HAYS COUNTY GOVERNMENT
CENTER CAMPUS, BLOCK B, Lot 3,
ACRES 5.091
Situs Address: S STAGECOACH TRL SAN MARCOS
78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2023					
San Marcos CISD	790	0.991500	7.83	7.83	7.83
Special Road Dist	790	0.020000	0.16	0.16	0.16
Hays County	790	0.287500	2.27	2.27	2.27
City Of San Marcos	790	0.603000	4.76	4.76	4.76

Total Payment Amount **15.02**
Check Payment (Ref # 2166) Tendered 15.02
Total Tendered **15.02**

Remaining Balance Due, including other fees,
as of 9/13/2024 **0.00**

Date Paid: 01/29/2024
Effective Date: 01/29/2024
Station/Till: Angie/Angie's Till
Cashier:

REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail, Suite 1120
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5547

Receipt Number: **SM-2024-1595271**

Payor: CARSON HAYSCO HOLDINGS LP ()
407 S STAGECOACH
STE 203
SAN MARCOS, TX 78666

Owner: CARSON HAYSCO HOLDINGS LP
(O0229912)
407 S STAGECOACH TRL
STE 203
SAN MARCOS, TX 78666

Quick Ref ID: R132517
Owner: CARSON HAYSCO HOLDINGS LP
(O0229912) - 100%
Owner Address: 407 S STAGECOACH TRL
STE 203
SAN MARCOS, TX 78666

Property: 11-3721-000C-00100-3
Legal Description: HAYS COUNTY GOVERNMENT
CENTER CAMPUS, BLOCK C, Lot 1,
ACRES 12.106
Situs Address: S STAGECOACH TRL SAN MARCOS
78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2023					
San Marcos CISD	1,870	0.991500	18.54	18.54	18.54
Special Road Dist	1,870	0.020000	0.37	0.37	0.37
Hays County	1,870	0.287500	5.38	5.38	5.38
City Of San Marcos	1,870	0.603000	11.28	11.28	11.28

Total Payment Amount **35.57**
Check Payment (Ref # 2166) Tendered 35.57
Total Tendered **35.57**

Remaining Balance Due, including other fees,
as of 9/13/2024 **0.00**

Date Paid: 01/29/2024
Effective Date: 01/29/2024
Station/Till: Angie/Angie's Till
Cashier:

REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail, Suite 1120
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5547

Receipt Number: **SM-2024-1595267**

Payor: CARSON HAYSCO HOLDINGS LP ()
407 S STAGECOACH
STE 203
SAN MARCOS, TX 78666

Owner: CARSON HAYSCO HOLDINGS LP
(O0229912)
407 S STAGECOACH TRL
STE 203
SAN MARCOS, TX 78666

Quick Ref ID: R132728
Owner: CARSON HAYSCO HOLDINGS LP
(O0229912) - 100%
Owner Address: 407 S STAGECOACH TRL
STE 203
SAN MARCOS, TX 78666

Property: 10-0017-1056-00001-3
Legal Description: A0017-1 JUAN M VERAMENDI SURVEY
#1, ACRES 1.33
Situs Address: WONDER WORLD DR @ S.
STAGECOACH SAN MARCOS 78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2023					
San Marcos CISD	210	0.991500	2.08	2.08	2.08
Special Road Dist	210	0.020000	0.04	0.04	0.04
Hays County	210	0.287500	0.60	0.60	0.60
City Of San Marcos	210	0.603000	1.26	1.26	1.26

Total Payment Amount **3.98**
Check Payment (Ref # 2166) Tendered 3.98
Total Tendered **3.98**

Remaining Balance Due, including other fees,
as of 9/13/2024 **0.00**

Date Paid: 01/29/2024
Effective Date: 01/29/2024
Station/Till: Angie/Angie's Till
Cashier:

MAP LEGEND

-  Proposed SMGA / SMRF Hun-Dun Natural Trail
-  Proposed CD-1 / Trail Land Dedication (16.6 ACRES) from LI
-  Proposed CD-4 (56.8 ACRES, UNPLATTED) from LI
-  Proposed CD-5 (21.5 ACRES) from LI/GC

NOTES

- Downzoning proposed for compatibility with proposed trail use and to align with Comprehensive Plan (Vision San Marcos and VisionSMTX)
- CD-1 area is equal to property under consideration for trail dedication
- CD-4 area is equal to remainder of applicant's unplatted property
 - Lowest "Consider" zoning district per VisionSMTX Equivalency Table
 - Aligned with Table 4.6 of SMDC (Existing Zoning Translation Table)
- CD-5 area primarily comprised of existing platted lots on Stagecoach Trail
 - "Consider" zoning district per Equivalency Table and Table 4.6
 - Creates consistent zoning with existing adjacent platted lots
- No current development plans

