

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



Updated: September 2025

CONTACT INFORMATION

Applicant's Name	Hugo Elizondo, Jr., P.E.,	Property Owner	James Umstattd, G.P. Member
Company	Cuatro Consultants, Ltd	Company	UC2, Ltd
Applicant's Mailing Address	120 Riverwalk Dr., Ste 208, San Marcos, TX 78666	Owner's Mailing Address	3355 Bee Caves Rd, Ste 700, West Lake Hill, TX 78746
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

PROPERTY INFORMATION

Subject Property Address(es): 1904 Old Ranch Rd 12, San Marcos TX 78666

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: 1.446 Tax ID #: R 14222

Preferred Scenario Designation: _____ Existing Zoning: N/A

Existing Land Use(s): Existing Commercial/Retail center

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Commercial - CM

Proposed Land Uses / Reason for Change: Same as existing / Not applicable

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* \$1,050 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 at MGOCONNECT.ORG

PROPERTY OWNER AUTHORIZATION

I, James Umstattd, Member of the General Partner (owner name) on behalf of
UC2, Ltd (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
1904 Ranch Road 12, San Marcos, TX 78666 (address).

I hereby authorize Hugo Elizondo, Jr., P.E., C.F.M. (agent name) on behalf of
Cuatro Consultants, Ltd (agent company) to file this application for
Zoning Change (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: UC2 Ltd By: James Umstattd Date: 2-18-2026
Printed Name, Title: James Umstattd, Member of the General Partner

Signature of Agent: Hugo Elizondo, Jr. Date: 2/19/26
Printed Name, Title: Hugo Elizondo, Jr., P.E., C.F.M., Founding Principal

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 \$158 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 \$158 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: UCC 2 Ltd BY: James Umstattd Date: 2-18-2026

Print Name: James Umstattd, Member of the General Partner

Form Updated March, 2023

THE STATE OF TEXAS }
THE COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:

THAT JEANNE S. UMSTATTD hereinafter called "Grantor", for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS cash, and other good and valuable consideration, to it in hand paid by UC 2, LTD., a Texas Limited Partnership, whose address is 3355 Bee Cave Road, Suite 700, Austin, TX 78746, the County of Travis, State of Texas, hereinafter called "Grantee", the receipt and sufficiency of all of which are hereby acknowledged and confessed:

Hereby GRANTS, SELLS, CONVEYS, ASSIGNS and DELIVERS to Grantee the real property situated in HAYS County, Texas, and more particularly described as follows, to-wit:

APPROXIMATELY 1.446 ACRES OF LAND OUT OF AND A PORTION OF THE THOMAS W. FORSYTH SURVEY NO. 2, ABSTRACT NO. 173, SITUATED IN HAYS COUNTY TEXAS AND BEING THE SAME PROPERTY DESCRIBED BY METES AND BOUNDS IN WARRANTY DEED RECORDED IN VOLUME 1148, PAGE 51, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND IN EXHIBIT "A" ATTACHED HERETO.

This conveyance is made subject to the following matters, but only to the extent same is in effect at this time and only to the extent that they relate to the hereinabove described property: Restrictions, reservations, covenants, liens, leases, encumbrances, conditions, rights of way, easements, maintenance charges and outstanding mineral reservations, rights and royalties, if any, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities affecting the above-described property whether or not of record.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, and the undersigned hereby binds itself, its successors and assigns, to WARRANT AND FOREVER DEFEND the title to said property unto the said Grantee above named, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor to be effective as of the 17th day of November, 1999.

Jeanne S. Umstalt
Jeanne S. Umstalt

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

This instrument was acknowledged before me on this 17th day of November, 1999 by Jeanne S. Umstalt.



KAREN S. WILSON
Notary Public, State of Texas
My Commission Expires
JUNE 13, 2000

Karen S. Wilson
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
U C 2, Ltd.
3355 Bee Cave Road, Suite 700
Austin, Texas 78746

DESCRIPTION OF 1.446 ACRES, MORE OR LESS, OF LAND AREA OUT OF THE THOMAS W. FORSYTH SURVEY NO. 2, ABSTRACT NO. 173, HAYS COUNTY, TEXAS, BEING ALL OF THOSE THREE TRACTS CONVEYED IN A DEED FROM WINFIELD S. RADAR TO JOHN F. GOHERY, III, DATED JUNE 24, 1991 AND RECORDED IN VOLUME 879, PAGE 451 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/4" copper pipe found in concrete for the east corner of the Gohery First Tract and the south corner of that 5.01 tract of land described in a deed from Winfield S. Radar to George H. Meyer dated February 13, 1978 and recorded in Volume 306, Page 535 of the Hays County Deed Records and being in the northwest line of that approximate 50 foot wide strip of land described in a deed from Winfield S. Radar to the Public dated February 13, 1978 and recorded in Volume 306, Page 533 of the Hays County Deed Records;

THENCE leaving the PLACE OF BEGINNING and continuing with the common southeast line of the Gohery tract and the northwest line of the 50 foot wide strip of land as shown on that plat numbered 23659-94-c as prepared by Byrn & Associates, Inc. of San Marcos, Texas, S 26° 15' 00" W 175.00 feet to a 1/2" iron rod set for the beginning of a right breaking curve;

THENCE continuing with said common line being a right-breaking curve having the following characteristics: central angle = 92° 39' 23", radius = 23.71 feet, arc length = 38.34 feet and a chord which bears S 73° 43' 20" W 34.30 feet to a 1/2" iron rod set in the common southwest line of the Gohery tract and northeast line of Ranch Road Highway No. 12;

THENCE with said common line N 60° 36' 25" W 105.42 feet to a 1/2" iron rod set for the beginning of a left-breaking curve;

THENCE with a left-breaking curve having the following characteristics: central angle = 04° 17' 14", radius = 2,341.83 feet, arc length = 175.23 feet and a chord which bears N 62° 44' 57" W 175.19 feet to a 1/2" iron rod set for the west corner of the Gohery tract and being the south corner of that 0.924 acre tract described in a deed from Marvin J. Knight et ux to Billy Joe Hageman, Sr. et ux dated November 12, 1993 and recorded in Volume 1031, Page 180 of the Hays County Official Public Records;

THENCE leaving the highway with the common west line of the Gohery tracts and east line of the Hageman tract the following two courses:

1. N 33° 39' 18" E 64.11 feet to a 1/2" iron rod found with an aluminum cap stamped "Swart" being the south corner of the Gohery Third Tract-0.063 acres, and
2. N 19° 56' 42" E 152.36 feet to a 1/2" iron rod found with an aluminum cap stamped "Swart" for the north corner of the Gohery Third Tract and being in the south line of the aforementioned 5.01 acre tract conveyed to George H. Myer;

THENCE with the common north line of the Gohery tracts and south line of the Myer 5.01 acre tract the following four courses:

1. S 62° 43' 35" E 36.34 feet to a 1/2" iron rod found with an aluminum cap stamped "Swart" for the east corner of the Gohery Third Tract and the north corner of the Gohery Second Tract - 0.085 acres,
2. S 62° 38' 18" E 180.41 feet to a 1/2" iron rod found for the east corner of the Gohery Second Tract and an interior corner of the Myer tract,
3. S 33° 55' 58" W 20.21 feet to a 1/2" iron rod found for an interior corner of the Myer tract and south corner of the Gohery Second Tract and being in the north line of the Gohery First Tract, and
4. S 62° 53' 53" E 100.17 feet to the PLACE OF BEGINNING.

1148 635

STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Hays County, Texas, as stamped hereon by me.

MAY 16 1935



Amie D. Amally
COUNTY CLERK
HAYS COUNTY, TEXAS

Tax Office
Jennifer Escobar Tax Assessor-Collector, Hays
County
712 S. Stagecoach Trail, Suite 1120
San Marcos, TX 78666

<https://www.hayscountytexas.gov/tax-assessor-collector>

2025 Tax Statement

Date	QuickRef ID
2/10/2026	R14222
CAD ID	Owner ID
R14222	O0416814
Property Description	
Legal A0173 THOMAS H W FORSITH SURVEY, TRACT A, ACRES 1.446	
Property Location 1904 OLD RANCH RD 12 SAN MARCOS 78666	

Property ID: 10-0173-0033-00000-3



R14222
UC2 LTD
3355 BEE CAVES RD
STE 700
WEST LAKE HILLS, TX 78746-6673

County Taxes Reduced By Additional Sales Tax 40.00

Property Values	
Land	281,560
Improvement	518,440
AG Market	0
AG Use	0
Timber Market	0
Timber Use	0
Cap Adjustment	0
Assessed	800,000

Tax Breakdown								
Tax Year	Taxing Unit	Tax Rate	Exemptions	Taxable	Tax	Tax Paid	Tax Due	
2025	Hays County	0.357300	0	800,000	2,858.40	2,858.40	0.00	
2025	Hays County ESD #9-EM	0.062370	0	800,000	498.96	498.96	0.00	
2025	San Marcos CISD	1.015200	0	800,000	8,121.60	8,121.60	0.00	
2025	South Hays Co ESD #3-FI	0.100000	0	800,000	800.00	800.00	0.00	
2025	Special Road Dist	0.042600	0	800,000	340.80	340.80	0.00	
TOTAL					12,619.76	12,619.76	See TOTAL DUE	

Pay by	%	P&I	Total Due
Feb 2026		0.00	0.00
Mar 2026		0.00	0.00
Apr 2026		0.00	0.00
May 2026		0.00	0.00
Jun 2026		0.00	0.00
Jul 2026		0.00	0.00
Aug 2026		0.00	0.00
Sep 2026		0.00	0.00
Oct 2026		0.00	0.00
Nov 2026		0.00	0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE
DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED
IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD,
YOU SHOULD CONTACT THE APPRAISAL DISTRICT
REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A
POSTPONEMENT IN THE PAYMENT OF THESE TAXES

**TOTAL DUE IF PAID BY
February 28, 2026** 0.00

detach and return bottom portion with payment

Property ID
R14222
Owner ID
O0416814
Property Location
1904 OLD RANCH RD 12 SAN MARCOS 78666

Make check payable to:
Jennifer Escobar Tax Assessor-Collector,
Hays County
712 S. Stagecoach Trail, Suite 1120
San Marcos, TX 78666

<https://www.hayscountytexas.gov/tax-assessor-collector>

**TOTAL DUE IF PAID BY
February 28, 2026** 0.00



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R14222
UC2 LTD
3355 BEE CAVES RD
STE 700
WEST LAKE HILLS, TX 78746-6673

20250000R1422200000000000000

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE OFFICE OF JENNIFER ESCOBAR TAX ASSESSOR-COLLECTOR, HAYS COUNTY REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE OFFICE OF JENNIFER ESCOBAR TAX ASSESSOR-COLLECTOR, HAYS COUNTY FOR THE PAYMENT OF THESE TAXES.