

- Shared detention pond
- Commercial corner



LEGACY SQUARE APARTMENTS - SUMMARY

SITE AREA - 15.203 ACRES

UNIT MIX
 128 -1 BEDROOM UNITS - 61%
 82 -2 BEDROOM UNITS - 39%

STORAGES
BUILDING A:
 15 STORAGES - 5'x5'
 6 STORAGES - 5'x10'

BUILDING B:
 15 STORAGES - 5'x5'
 6 STORAGES - 5'x10'

TOTAL STORAGES
 30 STORAGES - 5'x5'
 12 STORAGES - 5'x10'

PARKING REQUIREMENTS
 317 REQUIRED PARKING SPACES (PER ORDINANCE)
 45 STREET PARKING SPACES
 414 SURFACE PARKING SPACES DESIGNED
 (INCLUDING 14 ACC. PARKING)
 6 GARAGES BUILDINGS - 33 STANDARD SPACES, 2
 ACCESSIBLE GARAGE BAYS AND 1 MAINTENANCE BAY)
492 TOTAL PARKING SPACES

SITE AMENITIES
 MONUMENT SIGN
 MAIL BOX
 CLUBHOUSE
 POOL
 ENTERTAINMENT AREA
 BARK PARK
 COVERED BIKE RACKS
 DUMPTER ENCLOSURES

ZONING
 ZONING DESIGNATION FOR DESIGN - CD-5

ARCHITECTURAL SITE PLAN
 SCALE: 1"=80'-0"

PROJECT TITLE

LEGACY SQUARE APARTMENTS
 2519 REDWOOD ROAD
 SAN MARCOS, TX 78666

ISSUED FOR DATE

REVISIONS

NO.	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE
 FIGURED DIMENSIONS ONLY

PROJECT NO.
 20-005

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

ASP-1

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



Updated: October, 2019

CONTACT INFORMATION

Applicant's Name	Jeffrey L. Kittle	Property Owner	James Smith, Jr.
Company	Kittle Property Group, Inc.	Company	Smithco Redwood, LLC
Applicant's Mailing Address		Owner's Mailing Address	2519 Redwood Road
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

PROPERTY INFORMATION

Subject Property Address(es): 2519 Redwood Road, San Marcos TX 78666

Legal Description: Lot _____ Block _____ Subdivision Legacy Square

Total Acreage: 19.142 Tax ID #: R 168709,85318,130385,130383

Preferred Scenario Designation: CD-5 Existing Zoning: N/A OCL

Existing Land Use(s): Vacant Land

DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-5

Proposed Land Uses / Reason for Change: Proposed Multi-family senior living complex

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.

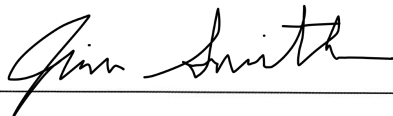
Submission of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, James Smith, Jr. (owner name) on behalf of
Smithco Redwood, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
Redwood Road (address).

I hereby authorize Jeffrey L. Kittle (agent name) on behalf of
Kittle Property Group (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: 9/25/2020

Printed Name, Title: James Smith, Jr., Manager

Signature of Agent:  Date: 9/25/20

Printed Name, Title: Jeffrey L. Kittle, President

**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: _____

9/25/20

Print Name: _____

Jeffrey L. Kittle, President



**Metes and Bounds Description
for a
19.55 acre Tract of Land
"Zoning"**

A 19.55 ACRE TRACT THAT IS A PART OF THE BARNETT O. KANE SURVEY, ABSTRACT NO. 281, ALSO BEING PART OF A CALLED 100 ACRE TRACT CONVEYED TO WILLIE HENK BY PARTITION DEED DATED JANUARY 14, 1942 AND RECORDED IN VOLUME 123 ON PAGES 403-410 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP INSCRIBED "BYRN SURVEY", SAID REBAR BEING SITUATED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND BEING THE NORTHWEST CORNER OF SAID 99.56 ACRE TRACT, THENCE S41°10'08"E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 422.62' TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE ALONG THE NORTH LINE OF PROPOSED LOT A FOR THE FOLLOWING FIVE (5) CALLS:

1. N48°43'06"E FOR A DISTANCE OF 53.53';
2. ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 173.00', AN ARC LENGTH OF 115.10', AND A CHORD BEARING AND DISTANCE OF N67°46'39"E 112.98';
3. N86°46'57"E FOR A DISTANCE OF 97.02';
4. ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 227.00', AN ARC LENGTH OF 103.78', AND A CHORD BEARING AND DISTANCE OF N73°38'38"E 102.88';
5. N60°32'48"E FOR A DISTANCE OF 526.86';

THENCE S29°27'12"E FOR A DISTANCE OF 815.77';

THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 50.00', AN ARC LENGTH OF 181.89', AND A CHORD BEARING AND DISTANCE OF S76°21'16"E 96.94';

THENCE S29°27'12"E FOR A DISTANCE OF 120.00';

THENCE S29°52'53"E FOR A DISTANCE OF 99.18' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD BASTROP ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S60°45'59"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE 59.58';

THENCE WITH A CURVE TO THE RIGHT, WITH A RADIUS OF 150.00', AN ARC LENGTH OF 5.36', AND A CHORD BEARING AND DISTANCE OF S27°16'51"E 5.36' TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID OLD BASTROP ROAD;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE S26°15'23"E FOR A DISTANCE OF 6.22';

THENCE S63°41'15"W FOR A DISTANCE OF 227.09' TO A FOUND 1/2" REBAR SITUATED ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD BASTROP ROAD;

THENCE S65°23'52"W ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 248.41' TO A FOUND 1/2" REBAR;

THENCE S60°25'22"W FOR A DISTANCE OF 159.63' TO A FOUND 1/2" REBAR SITUATED ON THE EASTERLY END OF A CORNER CUTBACK LOCATED AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID OLD BASTROP ROAD AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID REDWOOD ROAD;

THENCE N80°20'06"W FOR A DISTANCE OF 35.44' TO A SET 5/8" REBAR CAPPED "WELLS 5499" SITUATED ON THE WESTERLY END OF SAID CORNER CUTBACK;

THENCE N41°04'48"W ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID REDWOOD ROAD FOR A DISTANCE OF 258.92';

THENCE N41°04'48"W FOR A DISTANCE 86.90' TO A SET 5/8" REBAR CAPPED "WELLS 5499";

THENCE N37°54'01"W FOR A DISTANCE 78.40' TO A SET 5/8" REBAR CAPPED "WELLS 5499";

THENCE N41°10'51"W FOR A DISTANCE 258.21' TO A SET 5/8" REBAR CAPPED "WELLS 5499";

THENCE N41°10'52"W FOR A DISTANCE 100.00' TO A FOUND 1/2" REBAR;

THENCE N41°10'08"W FOR A DISTANCE 367.15' TO THE POINT OF BEGINNING, CONTAINING 851,727 SQUARE FEET, OR 19.553 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.



BRADLEY WELLS

TEXAS RPLS 5499



Herman & Kittle Properties, Inc.

Legacy Square Apartments in San Marcos, TX will consist of a mix of cottages and interior corridor/elevator served buildings. Below are photos of existing cottage and interior corridor projects in Herman & Kittle Properties, Inc. portfolio.

Cottages



Cottages at Blue Bird Creek – Liberty, MO



Old Dowlen Cottages – Beaumont, TX

Interior Corridor/Elevator Served Building



Commons at Little Bark Creek – Fremont, OH



Main Street Commons – Taylor, TX



Centennial Park Apartments – Owasso, OK

Common Area/Amenity Photos



Community Room



Library



Fitness Center



Community Room/Kitchen

Unit Interior Photos



Unit Kitchen



Unit Bathroom



Unit Living Room



Unit Bedroom