

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

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	Ed Theriot	Property Owner	Randall Morris
Company	Doucet and Associates	Company	Cottonwood Creek JDR, Ltd.
Applicant's Mailing Address	7401 B Hwy 71 W. Suite 160 Austin, Texas, 78735	Owner's Mailing Address	330 Wonder World Dr., Suite 300 San Marcos, Tx 78666
Applicant's Phone #	512-618-2865	Owner's Phone #	512-753-9470
Applicant's Email	etheriot@doucetengineers.com	Owner's Email	randall@randallmorris.com

PROPERTY INFORMATION

Subject Property Address(es): Intersection of Rattler Road and Monterrey Oaks

Legal Description: Lot 1 Block Unit 9 Subdivision Cottonwood Creek, Ph 3

Total Acreage: 1.811 Tax ID #: R177816

Preferred Scenario Designation: Medium Density Existing Zoning: GC General Commercial

Existing Land Use(s): Vacant

DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-4 Character District-4

Proposed Land Uses / Reason for Change: Site is appropriate for townhome project

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.

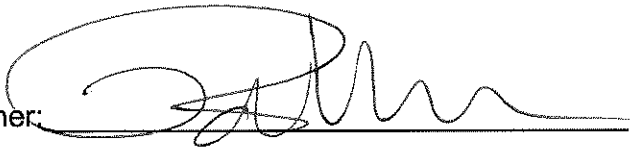
APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Randall Morris (owner name) on behalf of
Cottonwood Creek JDR, Ltd. (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
Rattler Road and Monterrey Oaks (address).

I hereby authorize Ed Theriot (agent name) on behalf of
Doucet and Associates (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:



Date:

10/5/22

Printed Name, Title:

Randall Morris

Signature of Agent:



Date:

10/06/22

Printed Name, Title:

Ed Theriot

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 \$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: 

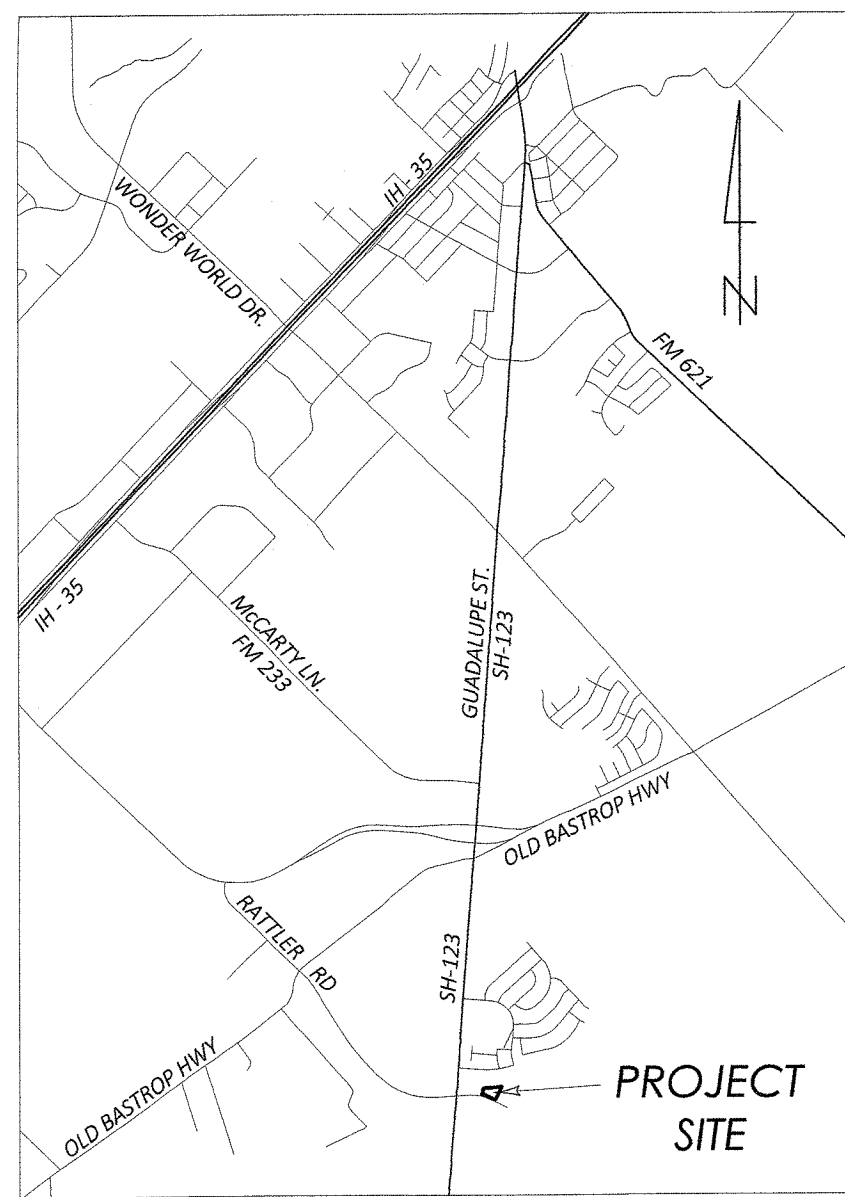
Date: 10/06/22

Print Name: Ed Theriot

Form Updated October, 2019

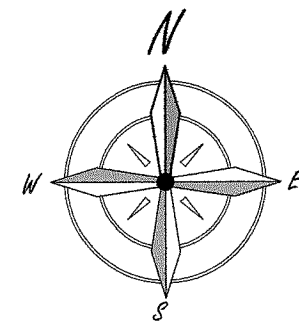
FINAL PLAT OF COTTONWOOD CREEK, PHASE 3, UNIT 9

BEING 1.811 ACRES OUT OF THE FARNHAM FRYE SURVEY NO. 17, ABSTRACT 183,
IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS



VICINITY MAP
NO SCALE

CURVE TABLE				
C#	DELTA	RAD.	LENGTH	CHD BRG
C1	89°55'45"	20.00'	31.39'	S71°18'50"W
C2	3°43'35"	715.00'	46.50'	N65°35'05"W



GRAPHIC SCALE
1" = 50'

THE CITY OF SAN MARCOS
TRACT 2
38.04 ACRES
DOCUMENT NO. 2008 - 80017200
VOLUME 3416, PAGE 751
O.P.R.H.C.T.X. - (R1)

LOT 1
1.811 ACRES
78,893.29 SQ. FT.

COTTONWOOD CREEK SUBDIVISION
PHASE 3, UNIT 1A
DOCUMENT NO. 19007436
O.P.R.H.C.T.X. - (R3)

COTTONWOOD CREEK,
PHASE 3, UNIT 1
DOCUMENT NO. 18007114
O.P.R.H.C.T.X. - (R2)

COTTONWOOD CREEK
PHASE 3 UNIT 2
DOCUMENT NO. 18034771
O.P.R.H.C.T.X. - (R4)

CONTINENTAL HOMES OF TEXAS, L.P.
21,952 ACRES
DOCUMENT NO. 19037259
O.P.R.H.C.T.X. - (R5)

MONUMENT LEGEND / NOTES:

- = FOUND MONUMENT AS DESCRIBED.
- = 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING" TO BE SET UPON APPROVAL.
- ⓐ = FOUND IRON ROD WITH CAP STAMPED "PAPE DAWSON".
- ⓑ = FOUND 1/2" IRON ROD.

REFERENCE LEGEND:

O.P.R.H.C.T.X. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
(R1) = DOCUMENT NO., RECORDED IN VOL. 3416, PG. 751, O.P.R.H.C.T.X.
(R2) = DOCUMENT NO. 18007114, (O.P.R.H.C.T.X.), COTTONWOOD CREEK, PHASE 3, UNIT 1
(R3) = DOCUMENT NO. 19007436, (O.P.R.H.C.T.X.), COTTONWOOD CREEK SUBDIVISION, PHASE 3, UNIT 1A
(R4) = DOCUMENT NO. 18034771, (O.P.R.H.C.T.X.), COTTONWOOD CREEK, PHASE 3, UNIT 2
(R5) = DOCUMENT NO. 19037259, (O.P.R.H.C.T.X.)

SURVEYORS NOTE:

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED,
WITH A COMBINED SCALE FACTOR OF 1.0001277.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH
CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

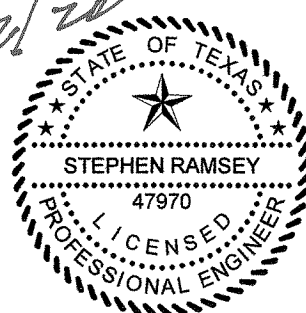
FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY
WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP NO. 48209C0479F, DATED SEPTEMBER 02, 2005, THIS TRACT FALLS WITHIN
ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).

ENGINEER'S CERTIFICATION:

I, STEPHEN RAMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION
OF ENGINEERING, AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS
PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND IS TRUE AND CORRECT TO THE BEST OF
MY KNOWLEDGE.

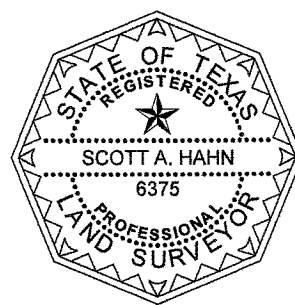
STEPHEN RAMSEY DATE
TEXAS REGISTRATION NO. - P.E. 47970
RAMSEY ENGINEERING, LLC.,
3206 YELLOWPINE TERRACE,
AUSTIN, TEXAS 78757
TBPLS FIRM NO.: F-12606



SURVEYOR'S CERTIFICATION:

I, SCOTT A. HAHN, AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF
LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND
THAT THE MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

SCOTT A. HAHN DATE
TEXAS REGISTRATION NO. 6375
SPOT ON SURVEYING, INC.
614 JERRY'S LANE
BUDA, TX. 78610
TBPLS FIRM NO.: 10193894
SOS J/N: 0033-18-002



GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SAN MARCOS.
- THIS PROPERTY IS LOCATED WITHIN THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- UTILITY SERVICES PROVIDED BY:
 - ELECTRIC: BLUE BONNET ELECTRIC COOPERATIVE.
 - WATER: CITY OF SAN MARCOS.
 - WASTEWATER: CITY OF SAN MARCOS SEWER.
 - TELEPHONE: CENTURY LINK OR SPECTRUM.
 - NATURAL GAS (IF USED): CENTERPOINT ENERGY.
 - ALL OTHER UTILITIES, GAS CABLE, INTERNET, ETC. ARE THE OWNERS RESPONSIBILITY.
- NO PORTION OF THIS PROPERTY LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING OR RECHARGE ZONES OF THE EDWARDS AQUIFER.
- SIDEWALKS ARE REQUIRED AT THE TIME OF SITE DEVELOPMENT.
- BLANKET NON-EXCLUSIVE EASEMENT AGAINST THE SUBJECT PROPERTY FOR PERFORMING DIRT WORK, EXCAVATION, GRADING, FILL, CLEARING, STOCKPILING OF DIRT, AND CONSTRUCTING AND INSTALLING LANDSCAPING, SIDEWALKS, AND OTHER RELATED IMPROVEMENTS TOGETHER WITH RIGHT OF INGRESS, EGRESS UNTIL THE DATE OF WHICH THE EASEMENT PROPERTY IS SUBJECT TO ONE OR MORE FINAL PLATS RECORDED IN OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, OR UNTIL THIS EASEMENT IS TERMINATED BY THE GRANTEE BY WRITTEN INSTRUMENT, PER INSTRUMENT NO.: 17028283 OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF HAYS §
OWNER'S CERTIFICATION:

THAT THE UNDERSIGNED, COTTONWOOD CREEK JDR, LTD., A TEXAS LIMITED LIABILITY PARTNERSHIP,
ACTING THROUGH OUR DULY AUTHORIZED REPRESENTATIVE, RANDALL MORRIS, PRESIDENT,
OWNERS OF THAT CERTAIN 1.811 ACRES OF LAND, IN THE FARNHAM FRYE SURVEY NO. 17, A-183,
OUT OF TRACT 1, 272.24 ACRES OF LAND, CONVEYED TO US IN VOLUME 2457, PAGE 9, OFFICIAL
PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF
THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED AND
NOT RELEASED, TO BE KNOWN AS:

COTTONWOOD CREEK SUBDIVISION, PHASE 3, UNIT 9

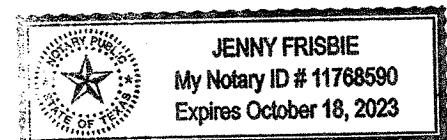
RANDALL MORRIS, PRESIDENT DATE
COTTONWOOD CREEK JDR, LTD.
330 WONDER WORLD DR., SAN MARCOS, TEXAS 78666

STATE OF Texas §
COUNTY OF Hays §
KNOWN BY ALL MEN PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, RANDALL
MORRIS, AUTHORIZED AGENT OF COTTON WOOD CREEK JDR, LTD., ON BEHALF OF SAID
COTTONWOOD CREEK JDR, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF OFFICE,
THIS 2 DAY OF December, 2020 A.D.

NOTARY PUBLIC
IN AND FOR THE STATE OF Texas

12-2-20
DATE



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

I, ELAINE H. CARDENAS, 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 12 DAY OF February, 2021 A.D., AT 9:04 O'CLOCK P. M.,
IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS AS INSTRUMENT NUMBER 21007395

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY
THE 12 DAY OF February, 2021 A.D.

Elaine H. Cardenas By: Duanna Ramirez, Deputy
ELAINE H. CARDENAS,
COUNTY CLERK
HAYS COUNTY, TEXAS

CITY OF SAN MARCOS CERTIFICATE OF APPROVAL:

APPROVED AND AUTHORIZED TO BE RECORDED ON THE 19 DAY OF October, 2020 BY THE
DIRECTOR OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN MARCOS, TEXAS.

RECORDING SECRETARY DATE
01/20/2021

SHANNON S. MATTINGLY, AICP DATE
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
1-19-21

ENGINEERING AND CAPITAL IMPROVEMENTS
DATE
1/20/21