

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



Updated: October, 2019

## CONTACT INFORMATION

Applicant's Name	Bill E. Couch	Property Owner	Kali Kate Services Inc.
Company	Carlson Brigrance and Doering, Inc.	Company	Same
Applicant's Mailing Address	5501 W. William Cannon Dr. Austin, TX 78749	Owner's Mailing Address	4550 FM 967 Buda, TX 78610
Applicant's Phone #	512 280-5160	Owner's Phone #	512 939-4015
Applicant's Email	bill@cbdeng.com	Owner's Email	DTIDWELLAUSTIN@GMAIL.COM

## PROPERTY INFORMATION

Subject Property Address(es): OFF RR 12 , SAN MARCOS, TX 78666

Legal Description: Lot <sup>AD489 BENJAMIN WHITE/ FORS</sup> Block \_\_\_\_\_ Subdivision Mystic Canyon

Total Acreage: 1.0 Tax ID #: R 91859

Preferred Scenario Designation: \_\_\_\_\_ Existing Zoning: FD

Existing Land Use(s): Vacant

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): SF-6

Proposed Land Uses / Reason for Change: In order to develop site into 6000 minimum sq. ft. lots for single family residences requires a zoning change from FD to SF-6 to match the balance of the preliminary plan in review.

## 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/)**

PROPERTY OWNER AUTHORIZATION

I, David Tidwell (owner name) on behalf of  
K&K Kate Services, Inc (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
455 Old Ranch Rd 12 San Marcos TX (address).

I hereby authorize Bill E. Couch (agent name) on behalf of  
Carlson, Brigrance and Doering, Inc. (agent company) to file this application for  
Zoning, Subdivision & PICP (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 1/6/20

Printed Name, Title: DAVID TIDWELL PRESIDENT  
K&K KATE SERVICES INC.

Signature of Agent:  Date: 1/6/2020

Printed Name, Title: Bill E. Couch, Senior Project Manager

**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: 1-6-2020

Print Name: Bill E. Couch



## CHECKLIST FOR ZONING CHANGE, ZONING OVERLAY OR HISTORIC DISTRICT

The following items are requested for consideration of this application. These and additional items may be required at the request of the Department	Comments
<input checked="" type="checkbox"/> Pre-application conference with staff is recommended Please call 512-393-8230 to schedule	NA
<input checked="" type="checkbox"/> Completed Application for Zoning Change, Overlay, or Establishment of Historic District/Landmark	Zoning application prepared.
<input checked="" type="checkbox"/> Copy of Subdivision Plat or Metes & Bounds	Metes and Bounds for Site provided with Preliminary Plan
<input checked="" type="checkbox"/> CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	Provided
<input checked="" type="checkbox"/> Certificate of no tax delinquency	Provided
<input checked="" type="checkbox"/> Proof of Ownership	See Deed
<input checked="" type="checkbox"/> Lien Holder(s) Name and Mailing Address(es)	Provided
<input checked="" type="checkbox"/> Agreement to the placement of notification signs and acknowledgement of notification requirements	Signed
<input checked="" type="checkbox"/> Authorization to represent the property owner, if the applicant is not the owner	Provided
<input checked="" type="checkbox"/> Filing Fee \$1,057 + \$100 per acre (\$3,000 max) Technology Fee \$13	Provided \$1157.00 + \$13.00 Tech Fee = \$1170.00 Total Fee For Zoning Application on 1 acre parcel.
<p><b>**San Marcos Development Code Section 2.3.1.1(C): "Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete..."</b></p>	

**FIELD NOTES**

**BEING ALL OF THAT CERTAIN 0.999 ACRE (43,532 S.F.) TRACT OF LAND, SITUATED THE BENJAMIN J. WHITE SURVEY NUMBER 13, ABSTRACT NUMBER 469, & THE ROBERT H. WILLIAMS SURVEY NUMBER 12, ABSTRACT NUMBER 470, HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 1.00 ACRE TRACT OF LAND CONVEYED TO THAD WHELOCK IN VOLUME 1453, PAGE 542, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 0.999 ACRE (43,532 S.F.) TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at a 1/2 inch iron rod found at the southernmost corner of said 1.00 acre tract, being in the northwest line of Lot 24, Sendera Subdivision, recorded in Volume 6, Page 77, Plat Records of Hays County, Texas, same being at an eastern corner of a called 46.54 acre tract of land conveyed to Debra and Michael Moffitt in Volume 4252, Page 477, Official Public Records of Hays County, Texas, for the southernmost corner and the **POINT OF BEGINNING** of the herein described tract of land,

**THENCE**, along the common line of said 1.00 acre tract and said 46.54 acre tract, the following two (2) courses and distances, numbered 1 and 2,

- 1) N47°25'01"W, a distance of 172.16 feet to a 1/2 inch iron rod found at the westernmost corner of said 1.00 acre tract, being an interior corner of said 46.54 acre tract, for the westernmost corner of the herein described tract of land, and
- 2) N45°30'03"E, a distance of 257.58 feet to a calculated point at the northernmost corner of said 1.00 acre tract, being at an easternmost corner of said 46.54 acre tract, same being in the southwest line of Lot 1, R12 Plaza Subdivision, recorded in Volume 4, Page 264, Plat Records of Hays County, Texas, for the northernmost corner of the herein described tract of land,

**THENCE**, S47°21'31"E, along the southwest line of said Lot 1 and the northeast line of said 1.00 acre tract, a distance of 166.39 feet to a 1/2 inch iron rod found at the easternmost corner of said 1.00 acre tract, being in the northwest line of Lot 20, of said Sendera Subdivision, for the easternmost corner of the herein described tract of land,

**THENCE**, S44°13'10"W, along the northwest line of said Sendera Subdivision and the southeast line of said 1.00 acre tract, a distance of 257.18 feet to the **POINT OF BEGINNING** and containing 0.999 acres (43,532 S.F.) of land.

Surveyed by:  05 DEC 2019

Aaron Thomason, R.P.L.S. NO. 6214  
**Carlson, Brigance and Doering, Inc.**  
5501 West William Cannon  
Austin, TX 78749  
Ph: 512-280-5160 Fax: 512-280-5165  
[Aaron@cbdeng.com](mailto:Aaron@cbdeng.com)



BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83

# SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 100'

## LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT

BARBARA EDWARDS  
(6.8036 ACRES)  
VOL. 4241, PG. 225  
O.P.R.H.C.TX.

LOT 1  
R12 PLAZA  
SUBDIVISION  
VOL. 4, PG. 264  
P.R.H.C.TX.

S47°21'31"E 166.39'

0.999 ACRES  
(43,532 S.F.)

THAD WHELOCK  
(1.00 ACRE)  
VOL. 1453, PG. 542

N45°30'03"E 257.58'

S44°13'10"W 257.16'

N47°25'01"W 172.16'

**POINT OF BEGINNING**

DEBRA MOFFITT AND  
HUSBAND MICHAEL L. MOFFITT  
(46.54 ACRES)  
VOL. 4252, PAGE 477  
O.P.R.H.C.TX.

BENJAMIN J. WHITE SR. SURVEY # 13,  
ABSTRACT # 469

ROBERT H. WILLIAMS SURVEY # 12,  
ABSTRACT No. 470

APPROXIMATE SURVEY LINE

SENDERA SUBDIVISION  
VOL. 6, PG. 77  
P.R.H.C.TX.

LOT 24



*ASDEC  
2019*

BEARING BASIS: TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE (4204), NAD83

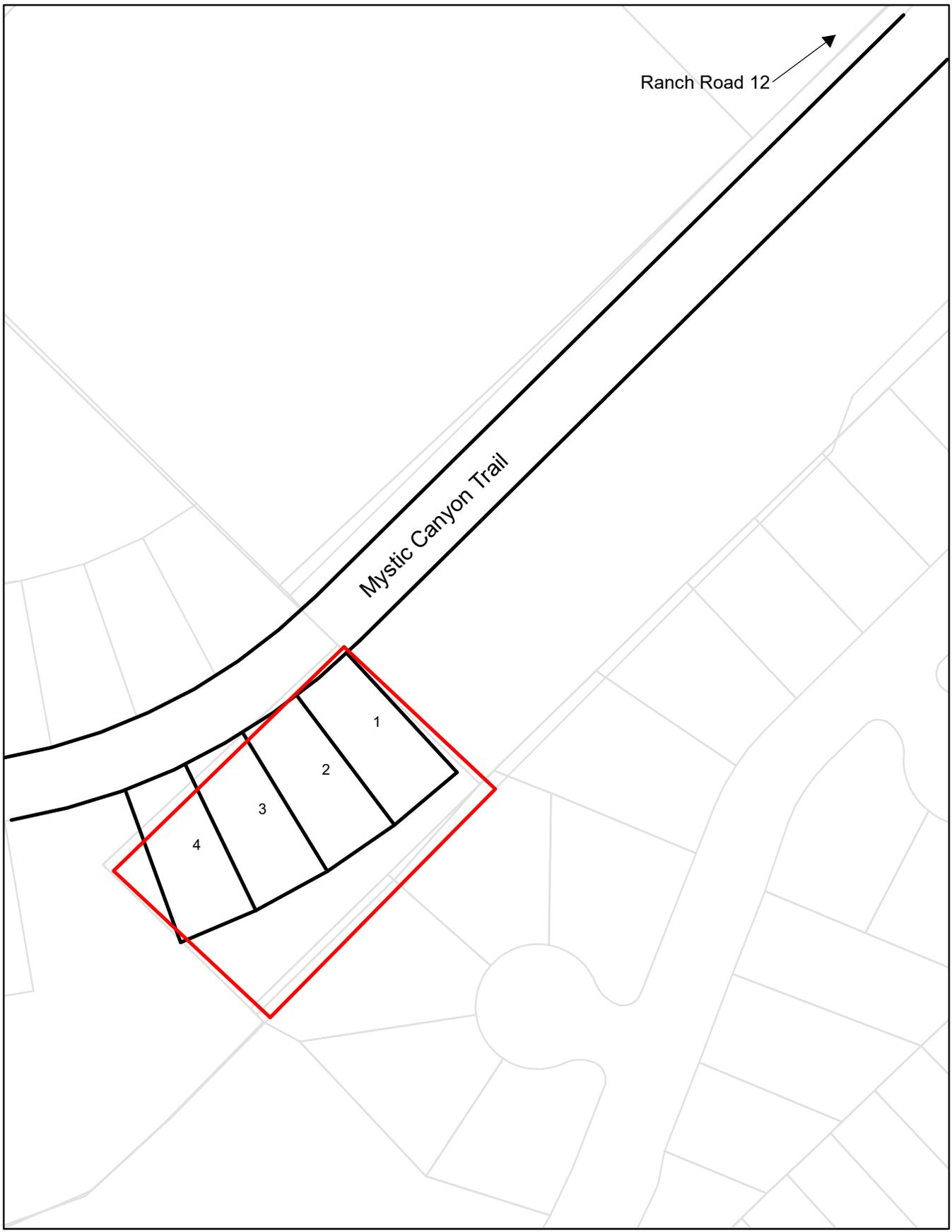


Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791    ●    REG. # 10024900

Civil Engineering    ●    Surveying  
5501 West William Cannon    ●    Austin, Texas 78749  
Phone No. (512) 280-5160    ●    Fax No. (512) 280-5165

PATH:- J:\AC3D\5130\SURVEY\FN - ZONING & ANNEXATION.DWG



 Proposed SF-6 Zoning

