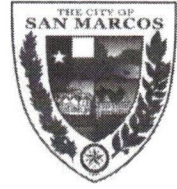


# ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION



Updated: September, 2020

## CONTACT INFORMATION

Applicant's Name	Zach Price	Property Owner	Zach Price
Company	Hill Country Real Estate - San Marcos, LLC	Company	Hill Country Real Estate - San Marcos, LLC
Applicant's Mailing Address	3413 Hunter Road, STE D PMB 307, San Marcos, TX 78666	Owner's Mailing Address	3413 Hunter Road, STE D PMB 307, San Marcos, TX 78666
Applicant's Phone #	(281) 832-6844	Owner's Phone #	(281) 832-6844
Applicant's Email	zach@hillcountry.group	Owner's Email	zach@hillcountry.group

## PROPERTY INFORMATION

Subject Property Address(es): Intersection of Wonder World Drive and West Centerpoint Road

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Dark Monday

Total Acreage: 90.000AC Tax ID #: R R14336, R143375, R143374, R124019

Preferred Scenario Designation: N/A Existing Zoning: Not Zoned

Existing Land Use(s): Undeveloped

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): Community Commercial as set forth in the Zoning Exhibit Map submitted with this application.

Proposed Land Uses / Reason for Change: Motion Picture Studio per La Cima's Development Agreement.

## 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, Zach Price (owner name) on behalf of  
Hill Country Real Estate - San Marcos, LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
Intersection of Wonder World Drive and West Centerpoint Road (address).

I hereby authorize Nicholas G. Kehl (agent name) on behalf of  
Bowman Consulting, 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:  Date: 4-3-2023  
Printed Name, Title: Zach Price- Chief Experience Officer

Signature of Agent:  Date: 04/03/2023  
Printed Name, Title: Nicholas G. Kehl - 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 \$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: \_\_\_\_\_

Print Name: \_\_\_\_\_

**Zach Price**

Form Updated October, 2019

### LEGAL DESCRIPTION

**BEING A 90.000 ACRE TRACT OF LAND (3,920,409) OUT OF AND A PORTION OF THE L.GLASSGOW SURVEY NO. 14, ABSTRACT NO. 188, THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471 AND THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 IN HAYS COUNTY, TEXAS AND BEING PORTIONS OF THE 34.368 ACRE, 31.721 ACRE, 6.891 ACRE AND 94.769 ACRE TRACTS OF LAND CONVEYED TO HILL COUNTRY REAL ESTATE - SAN MARCOS, LLC IN INSTRUMENT NO. 22027640 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS ( O.P.R.H.C.TX.); SAID 90.000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 1/2-inch iron with BCG cap found in a southerly right-of-way line of Wonder World Drive/Ranch Road 12, a portion of which being described as a 6.4500 acre varying width right-of-way, in Volume 3100, Page 712, O.P.R.H.C.TX. , being at a common corner of the same and West Centerpoint Road, being described as a called 45.839 acre tract of land conveyed to Hays County, Texas in Volume 5310, Page 161, O.P.R.H.C.TX., being also a point in the north line of the said 34.368 acre tract;

**THENCE** with the northerly lines of the said 34.368 acre tract, being southerly right-of-way lines of Wonder World Drive/Ranch Road 12 and West Centerpoint Road, the following four (4) courses and distances:

1. South 61°22'58" West, a distance of 440.55 feet to a 1/2-inch iron rod with "BCG" cap found for a point of curvature;
2. with a curve turning to the right with an arc length of 245.36 feet, with a radius of 535.00 feet, with a chord bearing of South 74°31'16" West, with a chord length of 243.22 feet, to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
3. South 87°39'35" West, a distance of 3.21 feet to a 1/2-inch iron rod with "BCG" cap found;
4. with a curve turning to the left with an arc length of 32.23 feet, with a radius of 20.00 feet, with a chord bearing of South 41°29'52" West, with a chord length of 28.85 feet, to a 1/2-inch iron rod with "BCG" cap found for the **POINT OF BEGINNING** being a northerly corner of the herein described tract of land;

**THENCE** leaving the southerly right-of-way line of West Centerpoint Road, over and across the said 34.368 acre tract, the following four (4) courses and distances:

1. South 20°01'45" East, a distance of 111.38 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
2. South 76°22'10" East, a distance of 354.46 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
3. South 37°21'06" East, a distance of 251.83 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
4. North 43°01'57" East, a distance of 437.32 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting in the westerly right-of-way line of Wonder World Drive/Ranch Road 12, a portion of which is described as a 6.8059 acre varying width right-of-way in Volume 3197, Page 401, O.P.R.H.C.TX.;

**THENCE** South 19°38'26" East, with the westerly right-of-way line of Wonder World Drive/Ranch Road 12, being the easterly line of the said 34.368 acre tract, a distance of 53.51 feet to a Type II concrete highway monument with brass disk found at the most westerly common corner of the said 6.8059 acre tract and the said 6.4500 acre tract, being also the most easterly common corner of the said 34.368 acre tract and said 94.769 acre tract;

**THENCE** with the westerly right-of-way line of Wonder World Drive being easterly line of the said 94.769 acre tract, the following three (3) courses and distances;

1. South 19°37'17" East, a distance of 167.08 feet to a 60d nail found ;
2. South 43°01'57" West, a distance of 174.50 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
3. South 19°37'17" East, a distance of 95.72 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;

**THENCE** leaving the westerly right-of-way line of Wonder World Drive being easterly line of the said 94.769 acre tract, over and across the said 94.769 acre tract, the following seven (7) courses and distances:

1. South 43°01'57" West, a distance of 451.63 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
2. South 39°37'12" East, a distance of 342.64 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
3. South 28°33'03" East, a distance of 232.44 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
4. South 07°53'56" East, a distance of 230.00 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
5. South 58°03'44" West, a distance of 371.90 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
6. South 15°21'24" West, a distance of 408.72 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting;
7. South 13°42'28" East, a distance of 782.77 feet to a 1/2-inch iron rod with "BCG" cap to be set with Final Platting in the common line of the said 94.769 acre tract and the remainder of a 114.00 acre tract of land conveyed to Marion H. Wills in Volume 1658, Page 162, O.P.R.H.C.TX., same being South 37°37'55" West, a distance of 1049.50 feet from a 1/2-inch iron rod found at an angle point in west line of the said 114.00 acre tract., being the most easterly corner of the said 94.769 acre tract, and most southerly corner of the 17.45 acre tract of land conveyed to Marion H. Wills in Volume 2530, Page 720, O.P.R.H.C.TX.;

**THENCE** with the easterly lines of the said 94.769 acre tract, being in part, westerly lines of the remainder of the said 114.00 acre tract and a called 3.00 acre tract of land conveyed to Catherine Wonderly and Curtis Wonderly in Volume 2109, Page 386, O.P.R.H.C.TX. the following two (2) courses and distances:

1. South 37°37'55" West, a distance of 291.32 feet to a 1/2-inch iron rod found;
2. South 04°55'35" East, a distance of 310.95 feet to a 1/2-inch iron rod with "BCG" cap to set with Final Platting in the west line of the said 3.00 acre tract, for the southeast corner of the herein described tract of land, from which a 1/2-inch iron rod found in the north line of a called 326.30 acre tract of land conveyed to the City of San Marcos in Volume 1922, Page 338, O.P.R.H.C.TX. at the most southerly common corner of the said 114.00 acre tract and the said 94.769 acre tract, bears South 04°55'35" East, a distance of 809.54 feet;

**THENCE** leaving the east line of the said 94.769 acre tract, in part, being the west line of the said 3.00 acre tract, over and across the said 94.769 acre tract, the said 31.721 acre tract and the said 34.368 acre tract, the following eight (8) courses and distances:

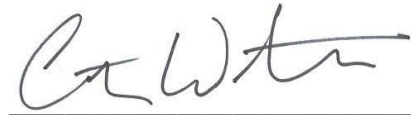
1. North 88°23'17" West, a distance of 454.99 feet to a 1/2-inch iron rod with "BCG" cap to set with Final Platting;
2. North 41°24'15" West, a distance of 955.59 feet to a 1/2-inch iron rod with "BCG" cap to set with Final Platting;
3. North 23°15'18" West, a distance of 1147.06 feet to a 1/2-inch iron rod with "BCG" cap to set with Final Platting;
4. North 18°43'35" East, a distance of 397.66 feet to a 1/2-inch iron rod with "BCG" cap to set with Final Platting;
5. North 50°22'47" East, a distance of 891.84 feet to a 1/2-inch iron rod with "BCG" cap to set with Final Platting;
6. North 10°15'01" West, a distance of 206.33 feet to a 1/2-inch iron rod with "BCG" cap to set with Final Platting;
7. North 30°42'48" East, a distance of 444.76 feet to a 1/2-inch iron rod with "BCG" cap to set with Final Platting;
8. North, a distance of 97.49 feet to a 1/2-inch iron rod with "BCG" cap found on the southerly right-of-way line of West Centerpoint Road, being the southerly line of the said 45.839 acre tract, being also northerly line of the said 34.368 acre tract, for a northerly corner of the herein described tract of land;

**THENCE** North 89°31'27" East, a distance of 50.14 feet to the **POINT OF BEGINNING** and containing 90.000 acres of land, more or less, within these metes and bounds.

Notes:

1. Bearing basis is Texas Coordinate System, South Central Zone, NAD83.
2. Distances shown hereon are based on surface measurements, to convert surface distances to grid, multiply by the combined scale factor.
3. The combined scale factor for this project is 0.999875.

Witness my hand and seal at Austin, Travis County, Texas, on this 21st day of April 2023 A.D.



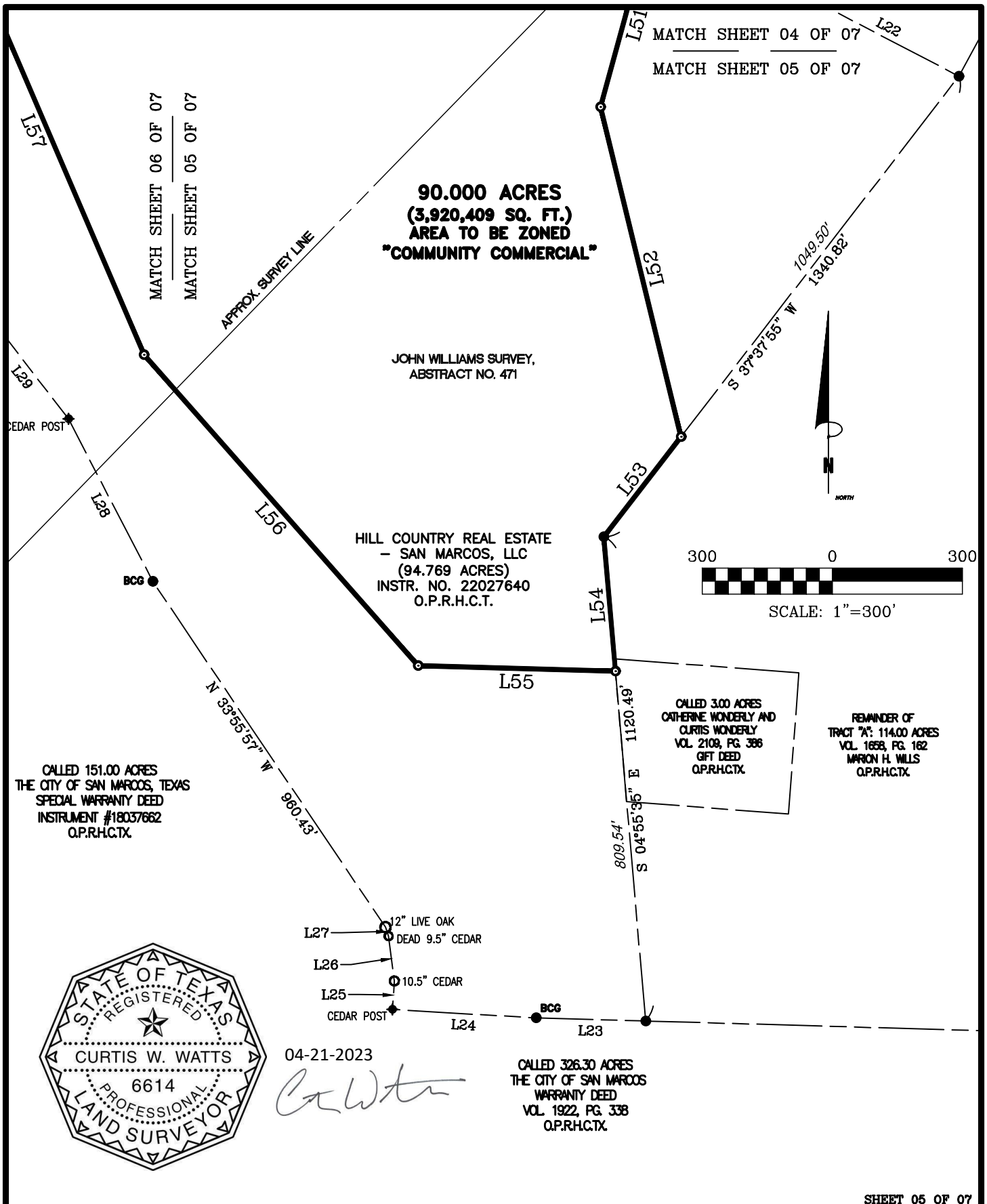
04-21-2023

Curtis Wayne Watts Texas  
Registered Professional Land Surveyor #6614









**Bowman**  
CONSULTING

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Phone: (512) 327-1180 Fax: (512) 327-4062  
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

BEING A 90.000 ACRE TRACT OF LAND OUT  
OF AND A PORTION OF THE L. GLASSGOW  
SURVEY NO. 14, ABSTRACT NO. 188, THE JOHN  
WILLIAMS SURVEY, ABSTRACT NO. 471 AND  
THE JOHN WILLIAMS SURVEY, ABSTRACT NO.  
490 IN HAYS COUNTY, TEXAS





300 0 300  
SCALE: 1"=300'

CALLED 45.839  
ACRES  
HAYS COUNTY, TEXAS  
VOL. 5310, PG. 161  
O.P.R.H.C.TX.

**90.000 ACRES  
(3,920,409 SQ. FT.)  
AREA TO BE ZONED  
"COMMUNITY COMMERCIAL"**

WEST CENTERPOINT ROAD  
(R.O.W. VARIES)

JOHN WILLIAMS SURVEY,  
ABSTRACT NO. 490



04-21-2023

HILL COUNTRY REAL ESTATE  
- SAN MARCOS, LLC  
(42.147 ACRES)  
INSTR. NO. 22027640  
O.P.R.H.C.T.

HILL COUNTRY  
REAL ESTATE  
- SAN MARCOS, LLC  
(31.721 ACRES)  
INSTR. NO. 22027640  
O.P.R.H.C.T.

LA CIMA PHASE I SEC 2

**NOTES:**

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999875.

HILL COUNTRY  
REAL ESTATE  
- SAN MARCOS, LLC  
(94.769 ACRES)  
INSTR. NO. 22027640  
O.P.R.H.C.T.

FUTURE  
SUBDIVISION  
PERIMETER  
BOUNDARY

CALLLED 151.00 ACRES  
THE CITY OF SAN MARCOS, TEXAS  
SPECIAL WARRANTY DEED  
INSTRUMENT #18037662  
O.P.R.H.C.TX.

MATCH SHEET 06 OF 07

MATCH SHEET 04 OF 07

MATCH SHEET 06 OF 07

MATCH SHEET 05 OF 07

SHEET 06 OF 07

**Bowman**  
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BEING A 90.000 ACRE TRACT OF LAND OUT  
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SURVEY NO. 14, ABSTRACT NO. 188, THE JOHN  
WILLIAMS SURVEY, ABSTRACT NO. 471 AND  
THE JOHN WILLIAMS SURVEY, ABSTRACT NO.  
490 IN HAYS COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 80°38'20" E	135.06'
L2	N 41°02'43" E	25.98'
L3	N 65°11'33" E	77.25'
L4	N 41°02'43" E	33.26'
L5	N 20°59'57" E	92.20'
L6	N 66°27'44" E	46.30'
L7	N 27°17'24" E	262.04'
L8	N 47°11'53" E	60.61'
L9	N 54°59'28" E	190.21'
L10	N 87°39'35" E	103.15'
L11	N 87°39'35" E	17.34'
L12	N 61°22'58" E	440.55'
L13	N 87°39'35" E	3.21'
L14	N 89°31'27" E	50.14'
L15	N 77°54'50" E	41.30'
L16	S 19°38'27" E	222.38'
L17	S 19°37'17" E	167.08'
L18	S 43°01'57" W	174.50'
L19	S 19°37'17" E	291.06'
L20	N 43°01'57" E	174.50'
L21	S 32°24'03" W	648.97'

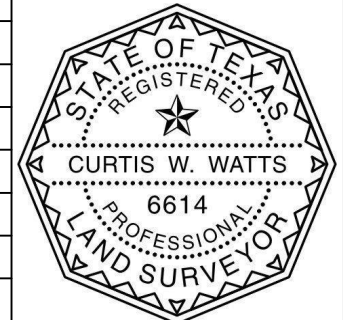
LINE TABLE		
LINE #	BEARING	DISTANCE
L22	S 62°24'22" E	392.10'
L23	N 88°23'17" W	252.71'
L24	N 86°36'50" W	331.41'
L25	N 03°30'38" E	65.87'
L26	N 07°18'58" W	104.18'
L27	N 19°13'11" W	21.88'
L28	N 27°27'35" W	422.53'
L29	N 37°34'51" W	281.91'
L30	N 34°40'21" W	102.30'
L31	N 47°12'38" E	11.01'
L32	N 44°17'57" W	9.44'
L33	N 10°02'03" E	104.63'
L34	N 21°28'49" W	32.52'
L36	N 09°56'45" W	232.63'
L37	N 30°44'43" E	581.34'
L38	S 43°09'44" W	155.92'
L40	S 20°01'45" E	111.38'
L41	S 76°22'10" E	354.46'
L42	S 37°21'06" E	251.83'
L43	N 43°01'57" E	437.32'
L44	S 19°38'26" E	53.51'

LINE TABLE		
LINE #	BEARING	DISTANCE
L45	S 19°37'17" E	95.72'
L46	S 43°01'57" W	451.63'
L47	S 39°37'12" E	342.64'
L48	S 28°33'03" E	232.44'
L49	S 07°53'56" E	230.00'
L50	S 58°03'44" W	371.90'
L51	S 15°21'24" W	408.72'
L52	S 13°42'28" E	782.77'
L53	S 37°37'55" W	291.32'
L54	S 04°55'35" E	310.95'
L55	N 88°23'17" W	454.99'
L56	N 41°24'15" W	955.59'
L57	N 23°15'18" W	1147.06'
L58	N 18°43'35" E	397.66'
L59	N 50°22'47" E	891.84'
L60	N 10°15'01" W	206.33'
L61	N 30°42'48" E	444.76'
L62	N 00°00'00" W	97.49'
L63	S 50°22'47" W	807.44'

*Curtis W. Watts*

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	635.00'	438.81'	N 60°50'32" E	430.13'
C2	565.00'	250.53'	N 53°45'34" E	248.48'
C3	585.00'	399.96'	N 46°52'34" E	392.21'
C4	465.00'	136.70'	N 35°42'42" E	136.21'
C5	20.00'	35.33'	S 85°15'25" E	30.91'
C6	20.00'	31.29'	N 10°10'19" E	28.19'
C7	665.00'	379.17'	N 71°19'32" E	374.05'
C8	20.00'	30.60'	S 48°30'55" E	27.70'
C9	535.00'	245.36'	N 74°31'16" E	243.22'
C10	20.00'	32.23'	N 41°29'52" E	28.85'
C11	1809.86'	235.38'	S 23°21'07" E	235.21'

04-21-2023



SHEET 7 OF 7

**Bowman**  
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