

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



Updated: October, 2019

## CONTACT INFORMATION

Applicant's Name		Property Owner	
Company	Vantage at San Marcos, LLC	Company	Mohnke Poor Farm, LLC
Applicant's Mailing Address	7334 Blanco RD, Suite 200 San Antonio, TX 78216	Owner's Mailing Address	540 Mission Valley Rd., New Braunfels, TX 78132
Applicant's Phone #	210.381.9813	Owner's Phone #	830-708-3023
Applicant's Email	cweigand@housingdev.com	Owner's Email	lachafin.nb@gmail.com

## PROPERTY INFORMATION

Subject Property Address(es): 3625 State Highway 123, San Marcos, TX 78666  
 Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Total Acreage: 18.58 Tax ID #: R14470 & R14472  
 Preferred Scenario Designation: \_\_\_\_\_ Existing Zoning: N/A  
 Existing Land Use(s): Pastureland

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-4  
 Proposed Land Uses / Reason for Change: Multifamily  
 (Site): \_\_\_\_\_

## 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, Lora Ann Chafin (owner name) on behalf of  
Mohnke Poor Farm, LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
3625 State Highway 123, San Marcos, TX 78666 (address).

I hereby authorize Chris Weigand or assigns (agent name) on behalf of  
Vantage at San Marcos, LLC (agent company) to file this application for  
Zoning and other development related applications (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 11/25/2019  
Printed Name, Title: Lora Ann Chafin

Signature of Agent:  Date: 1/14/20  
Printed Name, Title: Chris Weigand, Project Manager

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: 

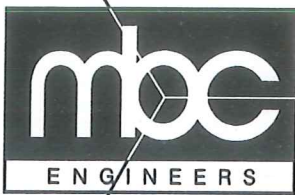
Date: 1/14/20

Print Name: Chris Weigand

I hereby  
agree

Form Updated October, 2019





**METES AND BOUNDS DESCRIPTION  
TO ACCOMPANY ZONING AND ANNEXATION EXHIBIT**

BEING 18.58 ACRES (809,506 SQUARE FEET +/-) TRACT OF LAND SITUATED IN THE J.F. GEISTER SURVEY NO. 6 AND IN THE J.F. GEISTER SURVEY NO. 7, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, SAID 18.58 ACRE TRACT ALSO BEING OUT OF A CALLED 30.9 ACRE TRACT (TRACT 2) AS DESCRIBED IN DOCUMENT NO. 18028048, DEED RECORDS OF HAYS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

**COMMENCING** at a 1/2-inch Iron Rod found on the East Right-of-Way line of State Highway 123 and the Southeast Right-of-Way line of Old-Bastrop Highway and marking the Westernmost corner of a called 225.25 Acre Tract as described in deed recorded in Document number 18004464, of the Deed records of Hays County, Texas;

**THENCE** S 04° 22' 13" W a distance of 288.89 feet, along and with the East Right-of-Way line of said State highway 123 to a 1/2-Inch Iron Rod Found at the **POINT OF BEGINNING**;

**THENCE** S 41° 37' 44" E a distance of 811.88 feet, along and with the West line of said 225.25 Acre Tract and with the East line of this tract to a Fence Post Found;

**THENCE** S 41° 49' 45" E a distance of 440.41 feet, continuing along and with said 225.55 Acre Tract to a 1/2-Inch Iron Rod with cap "BYRN" Found and marking the Westernmost corner of a called 100 Acre Tract as described in deed recorded in Document number 18028048 of the Deed records of Hays County, Texas;

**THENCE** S 42° 05' 52" E a distance of 54.41 feet along and with the West line of said 100 Acre tract, to a 1/2-Inch Iron Rod with cap "MBC" Set;

**THENCE** S 48° 35' 24" W a distance of 607.78 feet departing the West line of said 100 Acre tract, into and across said 30.9 Acre tract to a 1/2-Inch Iron Rod with cap "MBC" Set at the point of curvature of a curve to the right;

**THENCE** along and with said curve to the right having the following parameters: Radius = 545.00 feet, Arc length = 435.83 feet, Chord Bearing = S 71° 29' 57" W and Chord Distance = 424.31 feet to a 1/2-Inch Iron Rod with cap "MBC" Set;

**THENCE** N 85° 35' 29" W a distance of 127.50 feet to a 1/2-Inch Iron Rod with cap "MBC" Set on the East Right-of-Way line of said State Highway 123;

THENCE N 04° 24' 31" E a distance of 1506.69 feet along and with the East Right-of-Way line of said State Highway 123 to the **POINT OF BEGINNING** and containing 18.58 acres, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.

  
Joel Christian Johnson, R.P.L.S.  
TBPLS Firm Registration 10011700



Date: December 04, 2019  
Job No: 32486-HAYS

OLD BASTROP HIGHWAY

P.O.C.

P.O.B.

S04°22'13"W  
288.89'  
(S05°08'00"W 288.86')

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	435.83'	545.00'	45°49'07"	S 71°29'57" W	424.31'



SCALE: 1" = 200'

**LEGEND**

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ◎ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- MAP AND PLAT RECORDS OF HAYS COUNTY, TEXAS
- M.P.R.H.C.T. DEED RECORDS OF HAYS COUNTY, TEXAS
- D.R.H.C.T. DEED RECORDS OF HAYS COUNTY, TEXAS

**SURVEYORS NOTES:**

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
2. NO IMPROVEMENTS SHOWN, ZONING AND ANNEXATION EXHIBIT ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
3. THIS ZONING AND ANNEXATION EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING AND ANNEXATION EXHIBIT.

BARBARA JEAN PAPE  
A CALLED  
225.25 ACRE TRACT  
DOC.# 18004464 (D.R.H.C.T.)

WATER LINE EASEMENT  
VOLUME 205, PAGES 202-203

25' WATER LINE EASEMENT  
VOLUME 1502, PAGE 138

STATE HWY 123

18.58 ACRES  
809,506 SQ. FT. +/-

25' WATER LINE EASEMENT  
VOLUME 2412, PAGE 1 (D.R.H.C.T.)

30' WATER PIPE LINE EASEMENT  
VOLUME 1502, PAGE 138 (D.R.H.C.T.)

60' RIGHT OF WAY RESERVATION  
VOLUME 355, PAGE 644



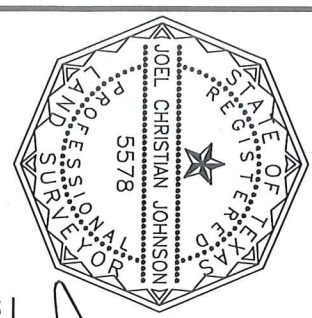
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1035 Central Parkway North  
San Antonio, Texas 78232  
(210) 545-1122 FAX (210) 545-9902  
FIRM REGISTRATION NUMBER:  
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 12/05/2019  
JOB NO. 32486-HAYS  
SHEET 1 OF 2



JOEL C. JOHNSON

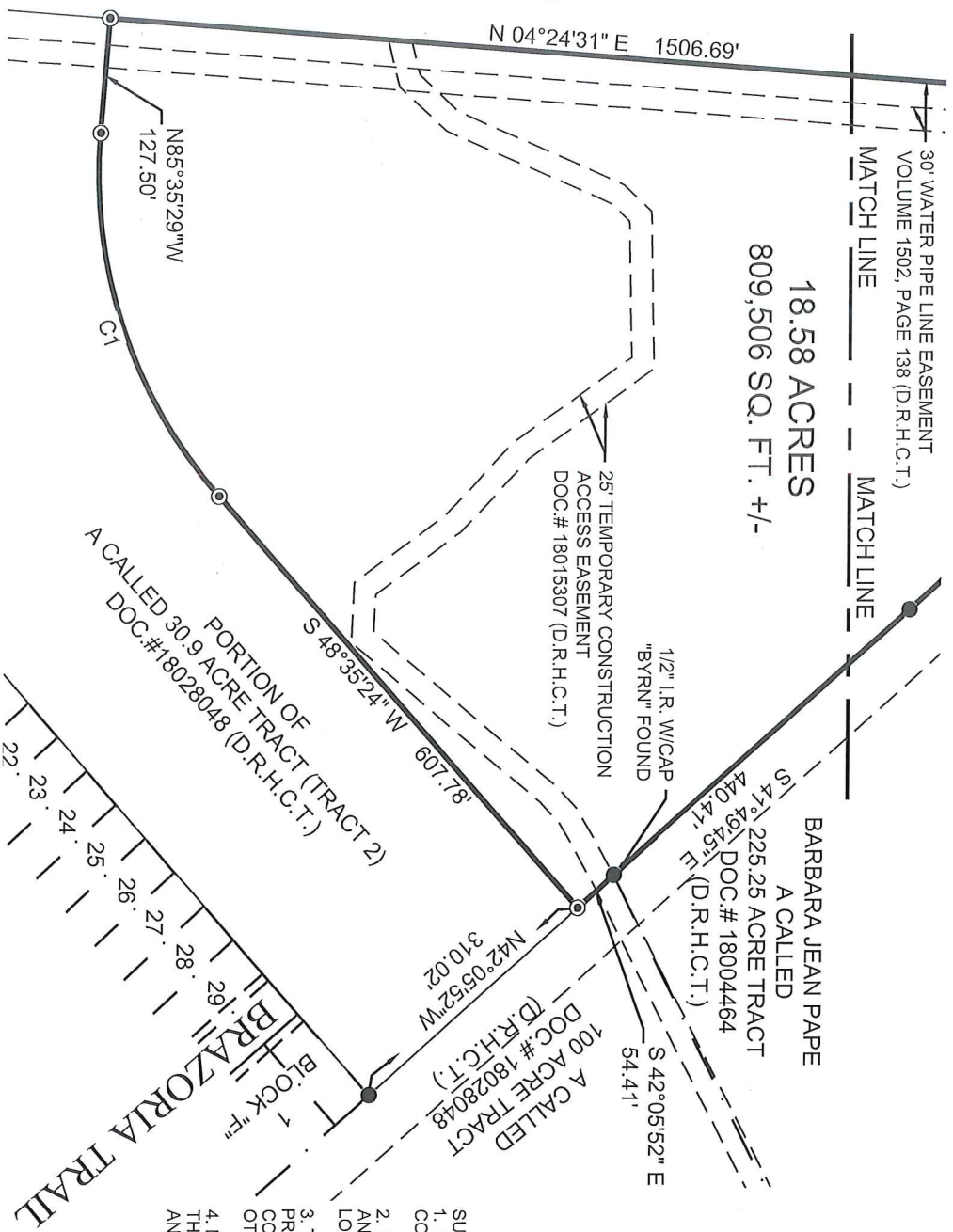
R.P.L.S. #5578



30' WATER PIPE LINE EASEMENT  
VOLUME 1502, PAGE 138 (D.R.H.C.T.)

18.58 ACRES  
809,506 SQ. FT. +/-

STATE HWY 123



SCALE: 1" = 200'

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JOEL C. JOHNSON  
R.P.L.S. #5578



1035 Central Parkway North  
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(210) 545-1122 FAX (210) 545-9302  
FIRM REGISTRATION NUMBER:  
T.B.P.E. F-784 & T.B.P.L.S. 100117100

DATE: 12/05/2019  
JOB NO. 32486-HAYS  
SHEET 2 OF 2