

### City of San Marcos

## ZONING CHANGE APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name:	<u>RAMSEY ENGINEERING, LLC</u>	<u>COTTONWOOD CREEK JDR, LTD.</u>
Mailing Address:	<u>3206 YELLOWPINE TERRACE</u> <u>AUSTIN, TX 78757</u>	<u>333 CHEATHAM STREET</u> <u>SAN MARCOS, TX 78666</u>
Telephone No.:	<u>512-650-6800</u>	<u>512-353-1776</u>
E-mail address:	<u>ramsey-eng@att.net</u>	<u>jenny@randallmorris.com</u>

**PROPERTY DESCRIPTION:**

Street Address: NEAR S.H. 123 AT RATTLER ROAD

Subdivision: COTTONWOOD CREEK Block: --- Lot(s): ---

Other Description (if unplatted) SEE ATTACHED DESCRIPTION

\* a metes and bounds description is required if property is a partial lot or is not platted

Appraisal District Tax ID No.: R 14310 Acres: 16.49

Lien Holder(s) - for notification purposes:

Name: N/A

Mailing Address: \_\_\_\_\_

*(If more than one lien holder, please provide information on a separate page)*

A certificate of no tax delinquency must be attached to this application

**ZONING CHANGE INFORMATION:**

Zoning Designation: Current: TH & P Requested: PH-ZL  
MEDIUM DENSITY RESIDENTIAL

Master Plan Designation: \_\_\_\_\_ Land Use Map Amendment Required? NO

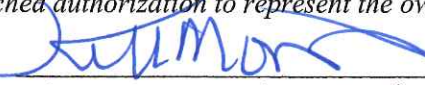
Present Use of Property: Vacant

Desired Use of Property/Reason for Change: 40 FOOT WIDE SINGLE FAMILY RESIDENTIAL  
FRONT ACCESS LOTS

I certify that the information in this application is complete and accurate.

I am the property owner of record; or

I have attached authorization to represent the owner, organization, or business in this application.

Signature:  Date: 10-24-16

Printed Name: RANDALL MORRIS

## APPLICATION FOR CITY OF SAN MARCOS ZONING CHANGE

### FEE INFORMATION:

Fee Schedule:

Zoning Change to MF 12, 18, 14	\$1,015 plus \$51 acre (\$3,000 maximum) + \$11.00 Technology Fee
Zoning Change to all other categories	\$762 plus \$51 acre (\$2,000 maximum) + \$11.00 Technology Fee
Zoning variance/Special Exception	\$609 + \$11.00 Technology Fee
Renotification fee	\$77 + \$11.00 Technology Fee

### APPLICATION PROCESS:

**Please be advised that this is a 2-3 month process.** The Planning and Zoning Commission will conduct a public hearing to consider your request. Prior to the hearing, the City will mail notices to all property owners within 200 feet of the subject tract, to the listed applicant and property owner, to any lien holders, and to the appropriate neighborhood representative. A sign advertising the change will also be placed on the property by the City.

At the public hearing the applicant, or a representative for the applicant, should be present to answer any questions the Commission may have. Failure to appear could result in your request being tabled or denied. Those in support of the request and those in opposition will be given an opportunity to speak. Following the close of the public hearing, the Planning and Zoning Commission will make a recommendation to either approve or deny the request.

This recommendation is then forwarded to City Council for their action. A notice is published in the newspaper 15 days prior to their hearing. City Council will conduct a public hearing and either adopt an Ordinance to approve the change or deny the request. You will be notified by mail of the date of the City Council public hearing. If an ordinance is adopted, at least one further meeting is required to give Council an opportunity to reconsider the request. If there is no reconsideration, the process is complete. If there is reconsideration, a third reading of the ordinance would be required for approval.

***To be completed by Staff:***

Property is located in:     Edwards Aquifer Recharge Zone             Historic District             River Corridor  
 Concurrent Land Use Amendment is Required:     Yes             No

Meeting Date: \_\_\_\_\_    Deadline: \_\_\_\_\_    Accepted By: \_\_\_\_\_    Date: \_\_\_\_\_

## AGREEMENT TO THE PLACEMENT OF ZONING NOTIFICATION SIGNS

The City of San Marcos Land Development Code provides that notification signs shall be placed on any property that is the subject of a zoning change, zoning variance, or conditional use permit. The signs shall be placed on the property by the Development Services-Planning staff prior to the 10<sup>th</sup> day before the scheduled public hearing based on the following criteria:

- Signs shall be placed on each street for property having multiple street frontages
- Signs shall be placed in a visible, unobstructed location near the front property line

Signs shall remain in place until final action is taken on the application, unless the case is formally withdrawn by the applicant prior to a final decision. Staff will remove the signs.

**It is the responsibility of the applicant to periodically check the sign locations to verify that signs remain in place and have not been vandalized or removed. It is the responsibility of the applicant to immediately notify the Development Services-Planning Department 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.

*I have read the above statement and agree to allow the placement of notification signs as required on the project covered by the attached request. The Development Services-Planning staff has my permission to place these signs on my property. I will notify City staff if the sign is damaged or removed.*

  
 \_\_\_\_\_  
 Signature of Applicant *Owner*

*10-24-16*  
 \_\_\_\_\_  
 Date

<b>FOR STAFF USE ONLY:</b>	
Sign (s) were placed by staff on _____	by _____.
Sign (s) were removed by staff on _____	by _____.



## Petition for Zoning Change, Zoning Overlay, or Historic District Checklist

---

- A pre-application conference with staff is recommended;
- A completed application form, including a statement verifying land ownership and, if applicable, authorization of the land owner's agent to file the petition and required fees;
- Legal description of the site (metes and bounds or lot and block if platted)
- Certificate of no tax delinquency
- Subdivision Concept Plats or Site Plans as required (see Chapter 1 of the LDC)
- Additional information as required to clarify the request

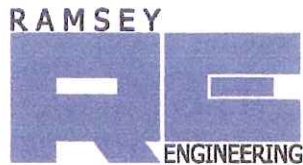
I hereby certify and attest that the application is complete and all information identified above is complete and hereby submitted for review.

Signed: Stephen Ramsey, P.E.

Date: 10/24/16

Print Name: STEPHEN RAMSEY, P.E.

Engineer     Surveyor     Architect/Planner     Owner     Agent: \_\_\_\_\_



## Ramsey Engineering, LLC

Civil Engineering - Consulting  
TBPE Firm No. F-12606

3206 Yellowpine Terrace  
Austin, Texas 78757  
Cell: 512-650-6800  
ramsey-eng@att.net

---

October 31, 2016

Ms. Shannon Mattingly, AICP, Director  
City of San Marcos  
Planning & Development Services  
630 E. Hopkins Street  
San Marcos, Texas 78666

RE: Cottonwood Creek Subdivision  
Master Plan Amendment and Phase 3 Zoning Change Requests  
Project No. 16-042-10/11

Dear Ms. Mattingly:

Please accept this cover letter with attachments for the referenced subdivision applications. The owner, Cottonwood Creek JDR, LTD., Randall Morris, President, is working with his local homebuilder, DR Horton, on some changes to Phase 3. Therefore, the Master Plan Amendment and zoning changes pertain to Phase 3 only. The changes include a revised street and lot layout and the re-orientation of the zoning tract containing the existing on-site cemetery. This existing P: Public & Institutional 1.89 acre tract is shifting towards Rattler Road, and, will be expanded to 3.62 acres. This revised P: Public & Institutional tract will include an Amenity Center and other related improvements. The existing 17.97 acre TH: Townhouse Residential tract is to be re-zoned to PH-ZL: Patio Home Zero Lot Line Residential and will encompass the remaining affected area of 16.49 acres. The number of allowable residential lots in Phase 3 is, therefore, reduced for this change.

Attached please find the Subdivision Master Plan Amendment Plat Application and the two (2) Zoning Change Applications. All three (3) application submittals are in accordance with their respective checklists. City fee payments are also attached.

We request that all three (3) applications be processed concurrently. Further, we request that all three (3) applications be considered by the Planning & Zoning Commission (P&Z) at their December 13, 2016 meeting. We understand that the Master Plan Amendment would be or should be considered first by P&Z. The zoning changes public hearing and P&Z recommendation of approval would follow next at that meeting.

We trust you will find these applications to be complete and satisfactory. Please let us know if you need anything else.

Sincerely,

A handwritten signature in cursive script that reads "Stephen Ramsey". The signature is written in black ink and is positioned above the typed name.

Stephen Ramsey, P.E.

Manager/President