

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



Updated: October, 2019

CONTACT INFORMATION

Applicant's Name	Andrew Nance	Property Owner	Ryan Bragg
Company	A.GRUPPO Architects	Company	owner
Applicant's Mailing Address	109 E Hopkins STE 2087866	Owner's Mailing Address	35 Zabala Street Rancho Mission Viejo, CA 92694-1823
Applicant's Phone #	512.557.2140	Owner's Phone #	512.751.4285
Applicant's Email	andrew@agruppo.com	Owner's Email	ryantbragg@gmail.com

PROPERTY INFORMATION

Subject Property Address(es): 101-103 Lockhart, San Marcos TX 7866
 Legal Description: Lot 46 Block _____ Subdivision AM RAMSAY
 Total Acreage: 0.2938 Tax ID #: R38763
 Preferred Scenario Designation: Existing Neighborhood Existing Zoning: Duplex
 Existing Land Use(s): Duplex

DESCRIPTION OF REQUEST

Proposed Zoning District(s): ND3
 Proposed Land Uses / Reason for Change: _____

ND3 allows 3 units this property. Existing 2 unit duplex to be unchanged and converted to (2) zero-lot line houses. 1 additional unit to be constructed as zero-lot line house on new third lot.

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, Ryan Bragg (owner name) on behalf of _____ (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at 101 / 103 Lockhart Street (address).

I hereby authorize Andrew Nance (agent name) on behalf of A.GRUPPO Architects (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: 20 MAY 2020
Printed Name, Title: RYAN BRAGG

Signature of Agent:  Date: 5/20/20
Printed Name, Title: Andrew Nance

**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: 20 MAY 2020

Print Name: RYAN BRAGG

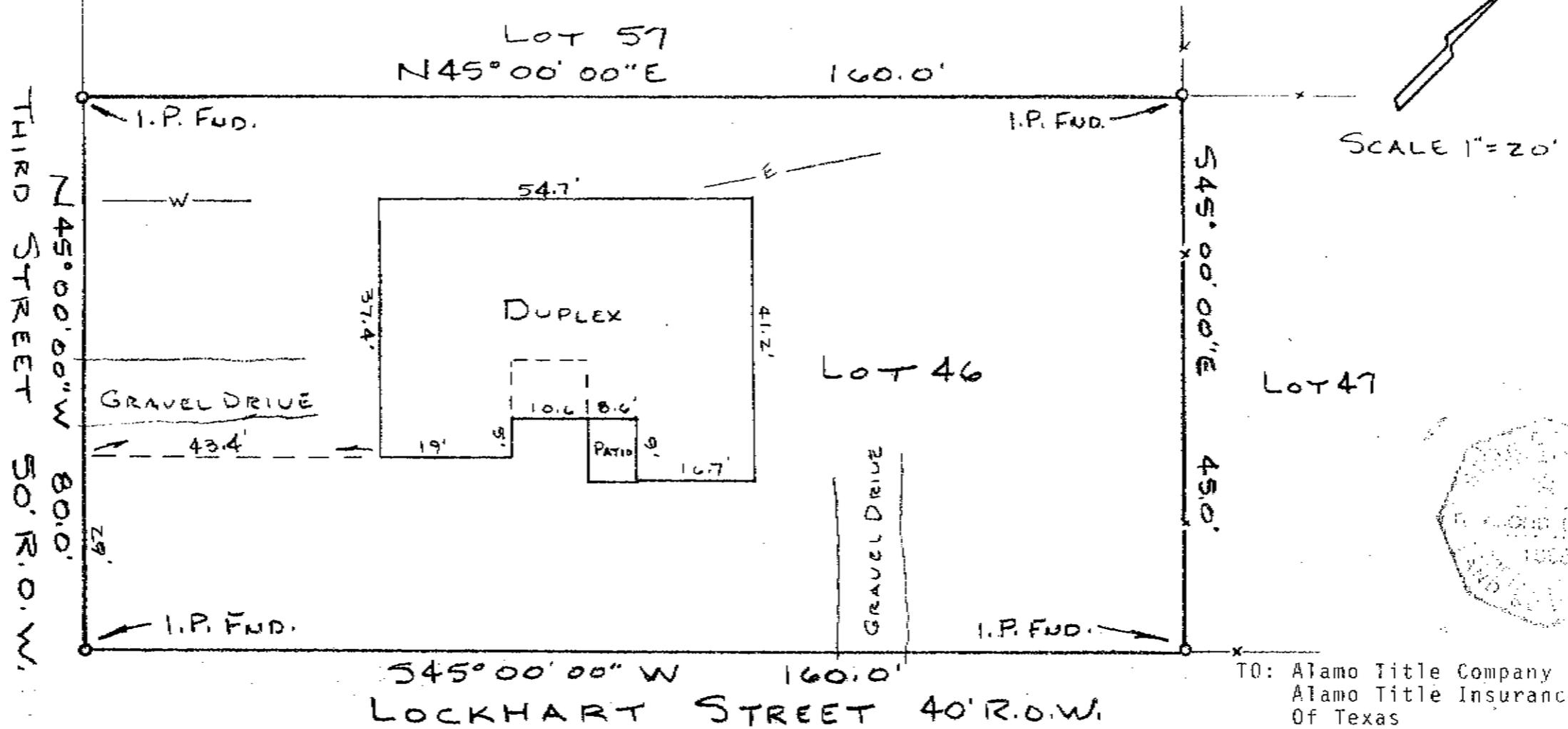


CHECKLIST FOR ZONING CHANGE, ZONING OVERLAY OR HISTORIC DISTRICT

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	
<input checked="" type="checkbox"/> Completed Application for Zoning Change, Overlay, or Establishment of Historic District/Landmark	
<input type="checkbox"/> Copy of Subdivision Plat or Metes & Bounds	
<input type="checkbox"/> GAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Foot	
<input checked="" type="checkbox"/> <input type="checkbox"/> Certificate of no tax delinquency	
<input checked="" type="checkbox"/> <input type="checkbox"/> Proof of Ownership	
<input checked="" type="checkbox"/> <input type="checkbox"/> Lien Holder(s) Name and Mailing Address(es)	
<input checked="" type="checkbox"/> <input type="checkbox"/> Agreement to the placement of notification signs and acknowledgement of notification requirements	
<input checked="" type="checkbox"/> <input type="checkbox"/> Authorization to represent the property owner, if the applicant is not the owner	
<input checked="" type="checkbox"/> Filing Fee \$1,057 + \$100 per acre (\$3,000 max) Technology Fee \$13 \$1099.00	
**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..."	

MAY 18 2018

This site is not located in a flood zone FIRM 485505 0006 D Dated September 5, 1990
 Buyer: Willebrordus Van Wise and Celia Van Wise
 Address: 101-103 Lockhart Street



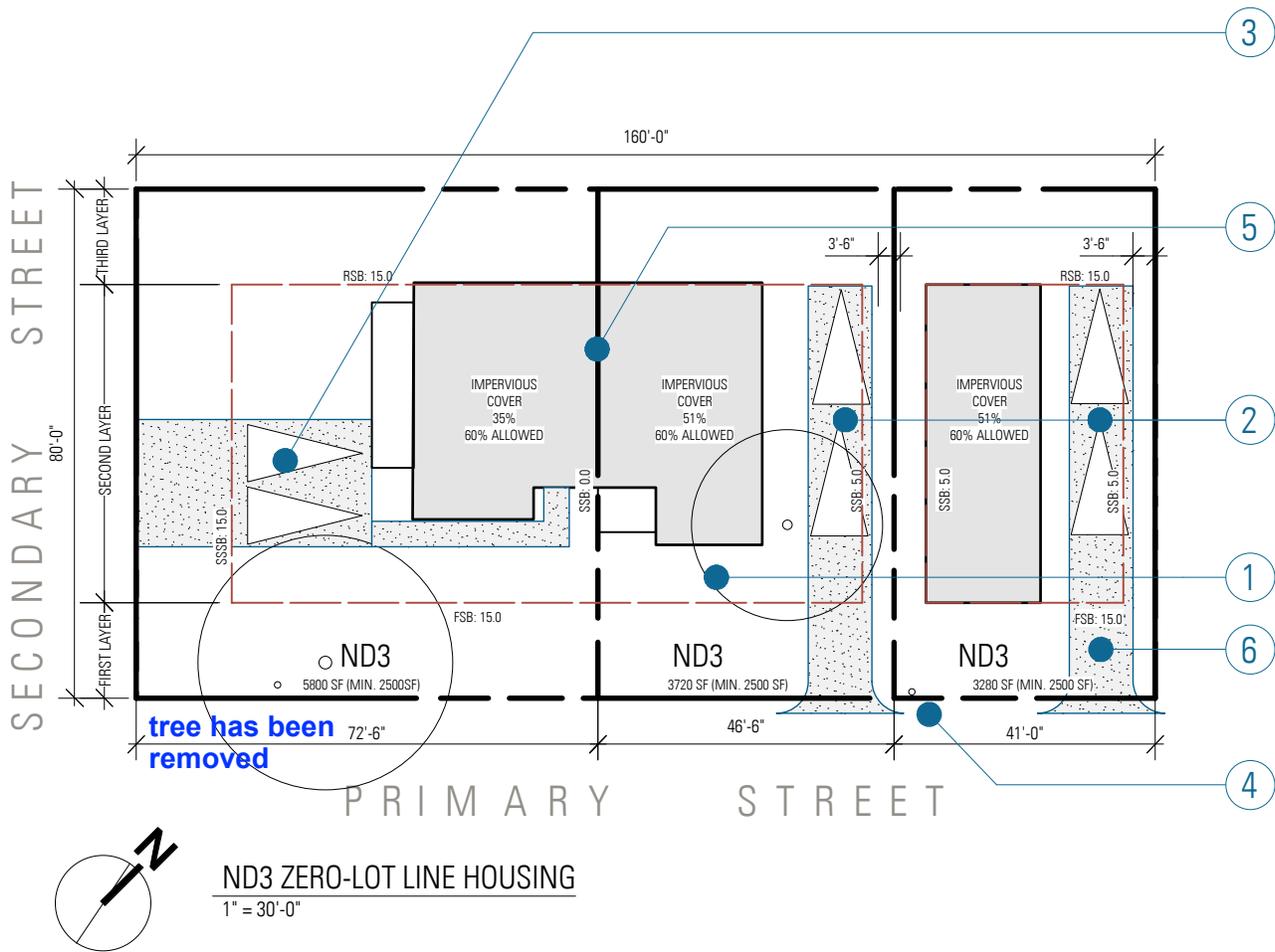
TO: Alamo Title Company
 Alamo Title Insurance
 Of Texas

Lot Fort-six (46), A. M. Ramsay Subdivision, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 89, Page 477, Deed Records of Hays County, Texas

Celia Van Wise
Willebrordus Van Wise

I do hereby certify that the plat shown hereon represents the results of an on the ground survey made in my direction and supervision in 12/97, and all corners shown hereon. There are no encroachments, conflicts or intrusions apparent on the ground except as shown.

Raymond Deibert 12/11/97
 RAY DEIBERT
 Registered Public Surveyor No. 1868
 P.O. Box 587 1305 WATSON LANE EAST
 New Braunfels, Texas 78130



NOTES

- FRONT S.B. AVERAGING OR 15'-0" BY ZONE. NOTE: EXISTING STRUCTURES PARTICIPATE IN ESTABLISHING AVERAGE.
- PROPOSED TANDEM PARKING
- EXISTING PARKING
- CONFIRM LOCATION OF SMEU POWER LINES AND GUY WIRES. PREFERENCE WOULD BE TO WORK AROUND EXISTING CONDITIONS, THOUGH SMEU WILL MOST LIKELY REQUIRE OWNER TO PAY FOR RELOCATION, UPGRADE OR REMOVAL.
- EXISTING STRUCTURE TO BE CONVERTED TO ZERO-LOT LINE HOUSE WITH AREA SEPARATION WALL
- NEW LOT - ZERO LOT-LINE HOUSE. WHERE DETACHED MUST MAINTAIN A MIN. OF 10' FROM NEAREST STRUCTURE.

LOT INFORMATION

ZONING: ND3 - ZERO LOT LINE HOUSES
 AREA: 0.29 ACRE
 DENSITY: 10 UNITS / ACRE
 # UNITS PER LOT: 1 (3 LOTS) + ADU WITH OWNER OCCUPY