

# 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: 30 Tax ID #: R14470 & R14472

Preferred Scenario Designation: \_\_\_\_\_ Existing Zoning: N/A

Existing Land Use(s): Pastureland

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-3 & CD-4

Proposed Land Uses / Reason for Change: Single family & multi-family development

City: \_\_\_\_\_

## 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.

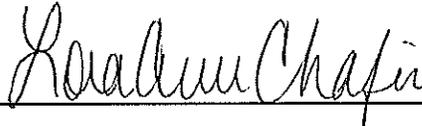
Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

**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: 12/2/19  
Printed Name, Title: Chris Weigand, 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.*

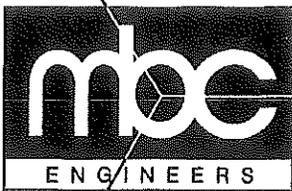
Signature: 

Date: 12/2/19

Print Name: Chris Wenzel

*I have read the above statements and agree to the required public notification, as required, based on the attached application.*

Form Updated October, 2019



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

BEING 12.43 ACRES (541,632 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 12.43 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 marking the Northernmost corner of said 30.9 Acre Tract;

**THENCE** S 04° 24' 31" W a distance of 1506.69 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 85° 35' 29" E a distance of 127.50 feet departing the East Right-of-Way line of said State Highway 123, 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 left;

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

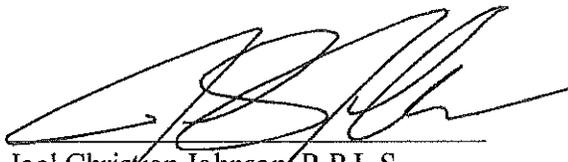
**THENCE** N 48° 35' 24" E a distance of 607.78 feet to a 1/2-Inch Iron Rod with cap "MBC" on the West line of a called 100 Acre tract as described in deed recorded in Document number 18028048 of the Deed records of Hays County, Texas;

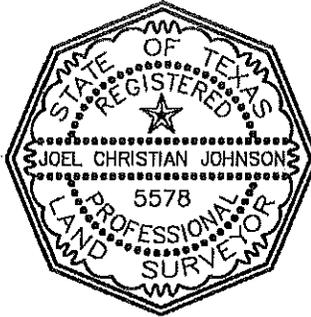
**THENCE** S 42° 05' 52" E a distance of 310.02 feet along and with the West line of said 100 Acre tract, to a fence post Found and marking the Northernmost corner of Lot 1, Block F, Cottonwood Creek Phase I, Section 1-B, according the plat thereof recorded in Volume 14, Page 294 of the Map and Plat records of Hays County, Texas;

**THENCE** S 48° 35' 24" W a distance of 1674.24 feet along and with the Northwest line of said Cottonwood Creek Phase I, Section 1-B Subdivision, to a Fence Post Found on the East Right-of-Way of said State Highway 123 and marking the Southernmost corner of this tract;

**THENCE** N 04° 24' 31" E a distance of 813.01 feet along and with the East Right-of-Way line of said State Highway 123, to the **POINT OF BEGINNING** and containing 12.43 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

Curve Table			
Curve #	Length	Radius	Delta
C1	435.83'	545.00'	45°49'07"
			N 71°29'57" E
			424.31'

**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.

**OLD BASTROP HIGHWAY**

P.O.C.

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

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. D.R.H.C.T.  
 DEED RECORDS OF HAYS COUNTY, TEXAS

PORTION OF  
 A CALLED 30.9 ACRE TRACT (TRACT 2)  
 DOC.#18028048 (D.R.H.C.T.)

P.O.B.

STATE HWY 123  
 N 04°24'31" E 813.01'

25' TEMPORARY CONSTRUCTION ACCESS EASEMENT  
 DOC.# 18015307 (D.R.H.C.T.)

1/2" I.R. W/CAP "BYRN" FOUND  
 N 48°35'24" E 607.78'

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.)

12.43 ACRES  
 541,632 SQ. FT. +/-

A CALLED  
 100 ACRE TRACT  
 (D.R.H.C.T.)  
 DOC # 18028048

S 42°05'52" E 310.02'

FENCE POST FOUND

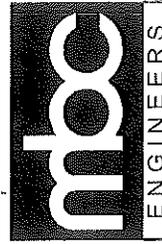
BLOCK

FENCE POST FOUND

10' PUBLIC UTILITY EASEMENT  
 VOL. 14, PAGE 294 (M.P.R.H.C.T.)

COTTONWOOD CREEK SUBDIVISION  
 PHASE 1, SECTION 1B  
 VOL. 14 PG. 294 (M.P.R.H.C.T.)

BRAZORIA TRAIL



1035 Central Parkway North  
 San Antonio, Texas 78232  
 (210) 545-1122 FAX (210) 545-9302  
 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 1



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