

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



Updated: March, 2023

## CONTACT INFORMATION

Applicant's Name	Pamela Madere	Property Owner	Tim Hatch
Company	Jackson Walker LLP	Company	San Marcos Business Park, LP
Applicant's Mailing Address	100 Congress Avenue, Suite 1100, Austin, TX. 78701	Owner's Mailing Address	2211 S. IH 35, Suite 103, Austin, TX. 78741
		Owner's Phone #	
		Owner's Email	

## PROPERTY INFORMATION

Subject Property Address(es): \_\_\_\_\_  
 Legal Description: Lot NA Block NA Subdivision NA  
 Total Acreage: 15.475 acres Tax ID #: R 176375  
 Preferred Scenario Designation: Employment Center Existing Zoning: NA  
 Existing Land Use(s): Vacant

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): HI Heavy Industrial  
 Proposed Land Uses / Reason for Change: Proposed development of the property for a range of manufacturing and light industrial uses adjacent to existing heavy industrial uses and HI zoned property .

## 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\* \$1,000 plus \$150 per acre Technology Fee \$15 MAXIMUM COST \$5,015

\*Existing Neighborhood Regulating Plan Included.


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


**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.ORG/)**

PROPERTY OWNER AUTHORIZATION

I, Tim Hatch (owner name) on behalf of  
San Marcos Business Park, LP (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
25.334 acres located on S. IH 35 southbound frontage road -PID R176375 (address).

I hereby authorize Pamela Madere (agent name) on behalf of  
Jackson Walker LLP (agent company) to file this application for  
zoning (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 11-15-24  
Printed Name, Title: Tim Hatch,

Signature of Agent:  Date: 11/18/24  
Printed Name, Title: Pamela Madere

**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 \$150 plus a \$15 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 \$150 plus a \$15 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: 11/18/24

Print Name: Pamela Madere



Pamela Madere  
(512) 236-2048 (Direct Dial)  
(512) 236-2002 (Direct Fax)  
pmadere@jw.com

December 2, 2024

Amanda Hernandez, Director  
Planning and Development Services Department  
City of San Marcos  
630 E. Hopkins Street  
San Marcos, TX 78666

Re: Annexation and Zoning Applications out of 25.334 acres in the Samuel Craft Sr. Survey, Abstract A0089, Hays County, Texas, 5700 block of IH 35 southbound frontage road (“**Property**”)

Dear Ms. Hernandez:

As authorized by San Marcos Business Park LLC (“**Owner**”), I am submitting concurrent annexation and zoning applications for the Property. The requested zoning is Heavy Industrial (“**HI**”) in order to develop the Property for an industrial park. A pre-development meeting was held with the City on October 29, 2024, to discuss the proposed voluntary annexation and zoning for the Property.

The Property is currently adjacent to the Heldenfels property along the southbound IH 35 frontage road in the 5700 block of IH 35 which is developed for a heavy industrial use.

There is a strip of land along the IH 35 southbound frontage road adjacent to the Property which is in the City Limits and is zoned HI; the Property is currently undeveloped. The annexation acreage is 18.245 acres and the zoning acreage is 15.475 acres.

The Comprehensive Plan Preferred Scenario Map does not include the Property which is south of Industrial Fork. The current Preferred Scenario Map designates land north of the Property as Employment Center. The proposed Draft Preferred Scenario Map shows the Property to be designated as Commercial/Employment Low which is appropriate for light and heavy industrial use, as well as retail and services uses, limited to 1-3 stories with surface parking. The proposed use of the Property conforms to this proposed new growth scenario.

Please contact me should you have any questions regarding this annexation/zoning request.

Sincerely,

A handwritten signature in blue ink that reads 'Pam Madere'.

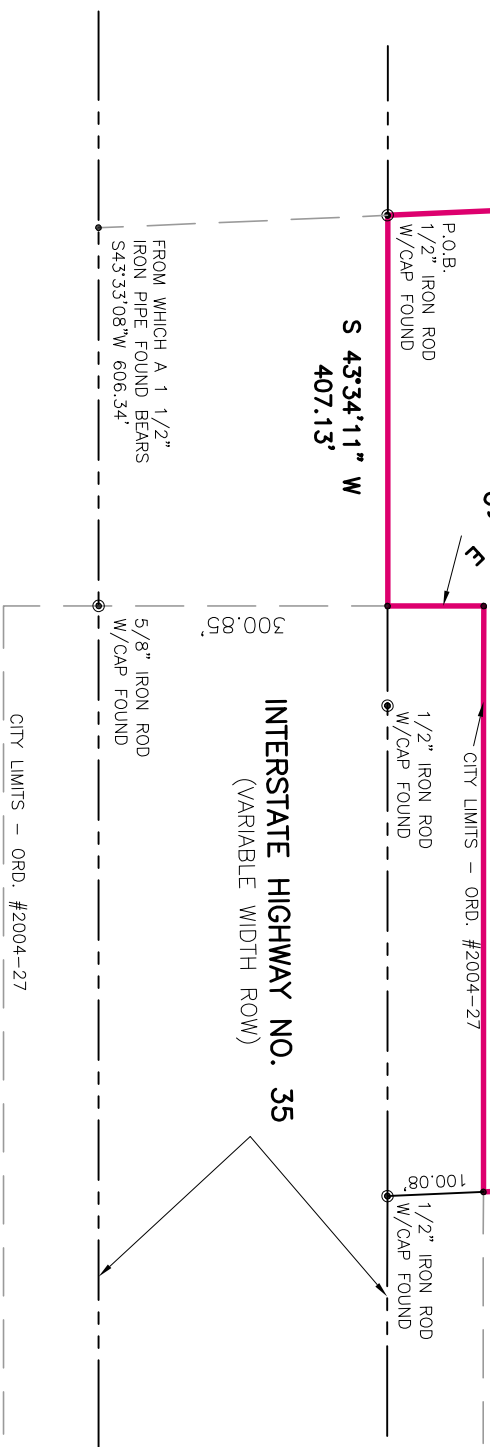
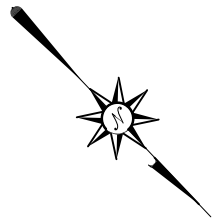
Pamela Madere



(8.00 ACRES)  
#22034379 H.C.O.P.R.

15.475 ACRES  
PORTION OF (25.334 ACRES)  
#21039328 H.C.O.P.R.

PORTION OF (25.334 ACRES)  
#21039328 H.C.O.P.R.



LEGEND:  
 --- BOUNDARY LINE  
 --- ADJOINER LINE  
 --- SURVEY LINE  
 ● CALC POINT  
 ○ MONUMENT FOUND  
 ○ MONUMENT SET

(BRG.-DIST.) RECORD CALL  
 H.C.P.R. - HAVS COUNTY PLAT RECORDS  
 H.C.D.R. - HAVS COUNTY DEED RECORDS  
 H.C.O.P.R. - HAVS COUNTY OFFICIAL PUBLIC RECORDS



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

NOTE:  
 1. BEARINGS, DISTANCES & ACREAGE ARE GRID NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.  
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY. NOT SHOWN HEREON.  
 3. THIS SURVEY A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY. NO IMPROVEMENTS AND/OR EASEMENTS ARE SHOWN HEREON.

Cross Texas Land Services, Inc  
 702 RIO GRANDE #301 - AUSTIN, TEXAS 78701  
 512-965-2878  
 TX. FIRM REG. #100248-00  
 www.cross-texas-land-services.com

REGISTERED PROFESSIONAL LAND SURVEYOR  
 DATE: 11-21-2024

REFERENCE: -----  
 TYPE OF SURVEY - BOUNDARY  
 LEGAL DESCRIPTION:  
 BEING 15.475 ACRES OF LAND OUT OF THE SAMUEL CRAFT SURVEY, ABSTRACT NO. 89 IN HAVS COUNTY, TEXAS

JOB NO. 24-50242  
 DRAWN BY: MWR  
 PAGE 1 OF 2



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 512-965-2878

**CTL**  
**S**

TX, FIRM REG. #100248-00,  
 www.cross-texas-land-services.com

**15.475 ACRE TRACT**

**LEGAL DESCRIPTION:** BEING 15.475 ACRES OF LAND OUT OF THE SAMUEL CRAFT SURVEY, ABSTRACT NO. 89 IN HAYS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 25.334 ACRE TRACT DESCRIBED IN DOC. #21039328 OF THE OFFICIAL PUBLIC RECORDS OF SAID HAYS COUNTY, TEXAS; SAID 15.475 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN NOVEMBER 2024:

**BEGINNING** AT A 1/2" IRON ROD WITH CAP FOUND IN THE COMMON LINE OF INTERSTATE HIGHWAY NO. 35 AND SAID 25.334 ACRE TRACT FOR THE EAST CORNER OF THAT CERTAIN 8.00 ACRE TRACT DESCRIBED IN DOC. #22034379 OF SAID OFFICIAL PUBLIC RECORDS AND THE SOUTH CORNER HEREOF;

THENCE NORTH 48°54'58" WEST A DISTANCE OF 720.28 FEET CROSSING SAID 25.334 ACRE TRACT AND ALONG THE NORTHEAST LINE OF SAID 8.00 ACRE TRACT TO A 1/2" IRON ROD WITH CAP FOUND IN THE COMMON LINE OF THAT CERTAIN 85.08 ACRE TRACT DESCRIBED IN DOC. #21028985 OF SAID OFFICIAL PUBLIC RECORDS AND SAID 25.334 ACRE TRACT FOR THE NORTH CORNER OF SAID 8.00 ACRE TRACT AND THE WEST CORNER HEREOF;

THENCE ALONG THE COMMON LINE OF SAID 85.08 ACRE TRACT AND SAID 25.334 ACRE TRACT, THE FOLLOWING 2 COURSES:

1. NORTH 43°33'44" EAST A DISTANCE OF 510.94 FEET TO A 1/2" IRON ROD WITH CAP FOUND;
2. NORTH 43°33'45" EAST A DISTANCE OF 510.91 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR THE NORTH CORNER HEREOF;

THENCE SOUTH 48°54'58" EAST A DISTANCE OF 620.33 FEET CROSSING SAID 25.334 ACRE TRACT TO A CALCULATED POINT IN THE NORTH LINE OF THE CITY LIMITS OF THE CITY OF SAN MARCOS AS DESCRIBED IN CITY ORDINANCE #2004-27 FOR THE EAST CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD WITH CAP FOUND BEARS SOUTH 48°54'58" EAST A DISTANCE OF 100.08 FEET;

THENCE ALONG THE SAID CITY LIMITS, THE FOLLOWING 2 COURSES:

1. SOUTH 43°35'05" WEST A DISTANCE OF 610.35 FEET TO A CALCULATED POINT;
2. SOUTH 46°24'55" EAST A DISTANCE OF 100.15 FEET TO A CALCULATED POINT IN THE COMMON LINE OF SAID HIGHWAY AND SAID 25.334 ACRE TRACT AND FROM WHICH A 5/8" IRON ROD WITH ALUMINUM CAP FOUND BEARS SOUTH 46°24'55" EAST A DISTANCE OF 300.85 FEET;

THENCE SOUTH 43°34'11" WEST A DISTANCE OF 407.13 FEET ALONG THE COMMON LINE OF SAID HIGHWAY AND SAID 25.334 ACRE TRACT TO THE **POINT OF BEGINNING** CONTAINING 15.475 ACRES MORE OR LESS, AND AS SHOWN HEREON.

REFERENCE: -----

TYPE OF SURVEY - BOUNDARY

LEGAL DESCRIPTION

BEING 15.475 ACRES OF LAND OUT OF THE SAMUEL CRAFT SURVEY, ABSTRACT NO. 89 IN HAYS COUNTY, TEXAS

JOB NO. 24-50242

DRAWN BY: MWR