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



Updated: March, 2023

## **CONTACT INFORMATION**

Applicant's Name	Priscilla Gonzalez, P.E.	Property Owner	Jim Smith
Company	LJA Engineering, INC	Company	SmithCo Development, LLC
Applicant's Mailing Address	9830 Colonnade Blvd., Ste. 300, San Antonio, TX 78230	Owner's Mailing Address	1400 Post Oak Blvd., Ste. 900, Houston, TX 77056
Applicant's Phone #	210-503-2700	Owner's Phone #	713-622-4040
Applicant's Email	prgonzalez@lja.com	Owner's Email	

### **PROPERTY INFORMATION**

Subject Property Address(es): northeast of Redwood Rd & S Old Bastrop Hwy intersection

Legal Description: Lot Block	Subdivision
Total Acreage: 2.133	Tax ID #: R_85318
Preferred Scenario Designation:	Existing Zoning: CD-5
Existing Land Use(s):	

## **DESCRIPTION OF REQUEST**

Proposed Zoning District(s): CM

Proposed Land Uses / Reason for Change: Mixed use commercial building with a gas station

## 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 acreTechnology Fee \$15\*Existing Neighborhood Regulating Plan Included.

MAXIMUM COST \$5,015

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

# APPLY ONLINE - WWW.MYGOVERNMENTONLINE.ORG/

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# PROPERTY OWNER AUTHORIZATION

I, Jim Smith	(owner name) on behalf of		
SmithCo Redwood, LLC	(company, if applicable) acknowledge that I/we		
am/are the rightful owner of the property loca 1400 Post Oak Blvd.	ated at(address).		
I hereby authorize Priscilla Gonzalez	(agent name) on behalf of _(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.			
	Date: 12/1/23 Manager Date: 12/11/23 P.E., Civil Engineer		
Form Updated October, 2019			

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# 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.
- 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: Print Name:	Date: <u>2/7/23</u>
Form Updated March, 2023	

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ADDRESS: REDWOOD ROAD SAN MARCOS, TX 78666

5151 W. SH 46 NEW BRAUNFELS, TX 78132 PH: 830.730.4449

ewm@dam-tx.co FIRM #10191500

DATE: DECEMBER 2021 JOB: MIS692



- O = (IPS) SET 1/2" IRON PIN W/ PLASTICCAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
- $\bullet$  = (IPF) FOUND 1/2" IRON PIN W/ PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE
- OPRHCT = OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

2021

DREW A. MAWYER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

PAGE 1 OF 1



Being a 2.133 acre tract of land out of the Barnette O. Kane Survey, Abstract No. 281, in Hays County, Texas, being out of the remaining portion of a called 99.56 acre tract of land, as conveyed to Smithco Redwood, LLC, and recorded in Document No. 19023899, of the Official Public Records of Hays County, Texas, and said 2.133 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a <sup>1</sup>/<sub>2</sub>" iron pin with cap stamped "DAM #5348 PROP. COR." found in the Northwesterly Right-of-Way (RO.W.) line of Old Bastrop Highway (C.R. 266) (a variable width R.O.W.), being the most Southerly Southwest corner of a called 81.578 acre tract of land, as conveyed to Three Rivers Development, LLC, and recorded in Document No. 20048253, of the Official Public Records of Hays County, Texas, and being the most Southerly Southeast corner of the remaining portion of said 99.56 acre tract of land and this herein described tract of land;

THENCE with the Northwesterly R.O.W. line of said Old Bastrop Highway, and with the Southeasterly line of the remaining portion of said 99.56 acre tract of land, S 65° 23' 52" W, a distance of 118.41 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." found in the Northwesterly R.O.W. line of said Old Bastrop Highway, being a Southeasterly corner of the remaining portion of said 99.56 acre tract of land, and being a Southeasterly corner of this herein described tract of land;

THENCE continuing with the Northwesterly R.O.W. ine of said Old Bastrop Highway, and with the Southerly line of the remaining portion of said 99.56 acre tract of land, S 60° 25' 22" W, a distance of 159.63 feet to a <sup>1</sup>/<sub>2</sub>" iron pin with cap stamped "DAM #5348 PROP. COR." found at the Easterly end of a cutback line between the Northwesterly R.O.W. line of said Old Bastrop Highway and the Northeasterly R.O.W. line of Redwood Road (C.R. 232) (a variable width R.O.W.), and being the most Southerly corner of the remaining portion of said 99.56 acre tract of land and this herein described tract of land;

THENCE with said cutback line, and with the Southerly line of the remaining portion of said 99.56 acre tract of land, N 80° 20' 06" W, a distance of 36.68 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." found at the Westerly end of said cutback line, and being a Southerly corner of the remaining portion of said 99.56 acre tract of land and this herein described tract of land;

THENCE with the Northeasterly R.O.W. line of said Redwood Road, and with the Southwesterly line of the remaining portion of said 99.56 acre tract of land, N 41° 04' 48" W, a distance of 258.92 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." found in the Northeasterly R.O.W. line of said Redwood Road, being in the Southwesterly line of the remaining portion of said 99.56 acre tract of land, and being the most Westerly corner of this herein described tract of land;

THENCE departing the Northeasterly R.O.W. line of said Redwood Road, same being the Southwesterly line of the remaining portion of said 99.56 acre tract of land, and across and through the remaining portion of said 99.56 acre tract of land, N 59° 12' 59" E, a distance of 357.63 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for the most Northerly corner of this herein described tract of land;

THENCE continuing across and through the remaining portion of said 99.56 acre tract of land, S 29° 35' 34" E, at a distance of 70.15 feet passing a ½" iron pin with cap stamped "DAM #5348 PROP. COR." found for a Southerly corner of aforementioned 81.578 acre tract of land, and continuing with the common line between the remaining portion of said 99.56 acre tract of land and said 81.578 acre tract of land, for a total distance of 294.72 feet to the POINT OF BEGINNING, and containing 2.133 acres of land.

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum 1983.

Exhibit prepared this the 7<sup>th</sup> day of December, 2021.

Drew A. Mawyer Registered Professional Land Surveyor No. 5348 TBPLS Firm Registration #10191500 5151 W SH 46, New Braunfels, Texas, 78132 MIS692- REDWOOD 3- 2.133 AC LOT B- 120721



### **Kirk Development Services**



3985 Summit Court Fairview, Texas 75069 (214) 498-4225 il@kirkmcdonald.com nald con

#### **PROJECT INFORMATION**

SITE AREA C-STORE PARCEL

±2.13 ACRES

BUILDING AREA

7,956 SF

#### PARKING SUMMARY

USER	RATIO	SPACES	SPACES	
	REQUIRED	REQ'D	PROV'D	
C-STORE	1/200 SF	40	40	

ZONING CLASSIFICATION				
JURISDICTION	CITY	OF	SAN	MARCOS
EXISTING ZONING				TBV
REQUIRED ZONING				TBV

TBV TBV

#### PROJECT NOTES

- . THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY: SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
- 2. THIS SITE PLAN IS BASED ON AERIAL PHOTO DATA.
- 3. ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD			
DATE	NARRATIVE	INITIALS	
10/1/23	SCHEME 1	JKM	

