

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



Updated: October, 2018

Case # ZC-____-____

CONTACT INFORMATION

Applicant's Name	GLENN Couch	Property Owner	San Marcos Warehouse LLC
Applicant's Mailing Address	355 Eastman Park Dr Ste 200 Windsor, CO, 80550	Owner's Mailing Address	280 Dames St Ste 300 Birmingham, MI 48009
Applicant's Phone #	970-420-8756	Owner's Phone #	248-594-6812
Applicant's Email	glenn@uniprop.com	Owner's Email	roger@uniprop.com

PROPERTY INFORMATION

Subject Property Address(es): 2821 Leah Avenue.
 Legal Description: Lot 1 Block A Subdivision Uniprop Subdivision
 Total Acreage: 0.1 Ac +/- Tax ID #: R _____
 Preferred Scenario Designation: Light Industrial Existing Zoning: Future Developments (FD)
 Existing Land Use(s): Warehouse

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Light Industrial
 Proposed Land Uses / Reason for Change: Create Additional Paved Surface For Daily operations.

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* \$1,030 plus \$100 per acre Technology Fee \$12 **MAXIMUM COST \$3,012**
 *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/

TAX CERTIFICATE

Luanne Caraway Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2018

Entities to which this certificate applies:

RSP - Special Road Dist
 CSM - City Of San Marcos

SSM - San Marcos CISD
 GHA - Hays County

Property Information

Property ID : 11-9092-000A-00100-3
 Quick-Ref ID : R143980

Value Information

2821 LEAH AVE SAN MARCOS, TX 78666	Land HS	:	\$0.00
	Land NHS	:	\$646,430.00
	Imp HS	:	\$0.00
	Imp NHS	:	\$3,451,270.00
UNIPROP SUBDIVISION, BLOCK A, LOT 1, ACRES 7.42	Ag Mkt	:	\$0.00
	Ag Use	:	\$0.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$4,097,700.00

Owner Information

Owner ID : O0201131
 SAN MARCOS WAREHOUSE LLC
 280 DAINES ST
 STE 300
 BIRMINGHAM, MI 48009-6250
 Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2018	57,945.58	0.00	0.00	0.00	0.00
RSP	2018	1,794.79	0.00	0.00	0.00	0.00
GHA	2018	15,976.93	0.00	0.00	0.00	0.00
CSM	2018	25,155.78	0.00	0.00	0.00	0.00

Total for current bills if paid by 2/28/2019 : \$0.00
Total due on all bills 2/28/2019 : \$0.00
 2018 taxes paid for entity SSM \$57,945.58
 2018 taxes paid for entity RSP \$1,794.79
 2018 taxes paid for entity GHA \$15,976.93
 2018 taxes paid for entity CSM \$25,155.78
2018 Total Taxes Paid : \$100,873.08
Date of Last Payment : 01/11/19

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.]

Yvanna J. Garza
 Signature of Authorized Officer of the Tax Office

Date of Issue : 02/05/2019
 Requestor : SAN MARCOS WAREHOUSE LLC
 Receipt : SM-2019-1157979
 Fee Paid : \$10.00
 Payer : SAN MARCOS WAREHOUSE LLC

TAX RECEIPT

Luanne Caraway Tax Assessor-Collector, Hays County
 712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2019-1140679**

Payor: AUSTIN PORTABLE STORAGE LP ()
 1345 GEORGE JENKINS BLVD
 LAKELAND, FL 33815

Owner: SAN MARCOS WAREHOUSE LLC (O0201131)
 280 DAINES ST
 STE 300
 BIRMINGHAM, MI 48009-6250

Quick Ref ID: R143980
 Owner: SAN MARCOS WAREHOUSE LLC
 (O0201131) - 100%
 Owner Address: 280 DAINES ST
 STE 300
 BIRMINGHAM, MI 48009-6250

Property: 11-9092-000A-00100-3
 Legal Description: UNIPROP SUBDIVISION, BLOCK A, LOT
 1, ACRES 7.42
 Situs Address: 2821 LEAH AVE SAN MARCOS, TX
 78666

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2018					
San Marcos CISD	4,097,700	1.414100	57,945.58	57,945.58	57,945.58
Special Road Dist	4,097,700	0.043800	1,794.79	1,794.79	1,794.79
Hays County	4,097,700	0.389900	15,976.93	15,976.93	15,976.93
City Of San Marcos	4,097,700	0.613900	25,155.78	25,155.78	25,155.78

Total Payment Amount	100,873.08
Check Payment (Ref # 011374) Tendered	100,873.08
Total Tendered	100,873.08
Remaining Balance Due, including other fees, as of 1/11/2019	0.00

Date Paid: 01/11/2019
 Effective Date: 01/11/2019
 Station/Till: ELIZABETH/Elizabeth's Till
 Cashier:

TAX RECEIPT

Luanne Caraway Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2019-1157979**

Payor: SAN MARCOS WAREHOUSE LLC (O0201131) Owner: SAN MARCOS WAREHOUSE LLC (O0201131)
280 DAINES ST 280 DAINES ST
STE 300 STE 300
BIRMINGHAM, MI 48009-6250 BIRMINGHAM, MI 48009-6250

Quick Ref ID: R143980
Owner: SAN MARCOS WAREHOUSE LLC
(O0201131) - 100%
Owner Address: 280 DAINES ST
STE 300
BIRMINGHAM, MI 48009-6250

Property: 11-9092-000A-00100-3
Legal Description: UNIPROP SUBDIVISION, BLOCK A, LOT
1, ACRES 7.42
Situs Address: 2821 LEAH AVE SAN MARCOS, TX
78666

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00
	Total Payment Amount	10.00
	Credit Card Tendered	10.00
	Total Tendered	10.00
	Remaining Balance Due, including other fees, as of 2/5/2019	0.00

Date Paid: 02/05/2019
Effective Date: 02/05/2019
Station/Till: Vianna/Vianna's Till
Cashier:

Account Summary

Luanne Caraway Tax Assessor-Collector, Hays County
 712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517

Visit us at www.hayscountytax.com

Property: 11-9092-000A-00100-3
 Quick Ref ID: R143980
 Owner: SAN MARCOS WAREHOUSE LLC
 Situs Address: 2821 LEAH AVE SAN MARCOS, TX 78666
 Legal Description: UNIPROP SUBDIVISION, BLOCK A, LOT 1,
 ACRES 7.42

SAN MARCOS WAREHOUSE LLC
 280 DAINES ST
 STE 300
 BIRMINGHAM, MI 48009-6250

Assessment Values
 LAND HS: 0
 LAND NHS: 646,430
 IMP HS: 0
 IMP NHS: 3,451,270
 AG MKT VALUE: 0
 AG USE VALUE: 0

Tax Bill (Effective Date: 02/05/2019)

Balance Due if Paid By February 28, 2019:

0.00

Bill	Levy	Levy Balance	P & I	Collection Penalty	Date Paid	Amt Paid	Balance
2015							
Hays County	2,051.76	0.00	0.00	0.00	12/08/2015	2,051.76	0.00
San Marcos CISD	6,855.84	0.00	0.00	0.00	12/08/2015	6,855.84	0.00
South Hays Co ESD #3	484.82	0.00	0.00	0.00	12/08/2015	484.82	0.00
Special Road Dist	212.35	0.00	0.00	0.00	12/08/2015	212.35	0.00
Totals	9,604.77	0.00	0.00	0.00		9,604.77	0.00
2016							
City Of San Marcos	19,087.20	0.00	0.00	0.00	10/27/2016	19,087.20	0.00
Hays County	14,983.20	0.00	0.00	0.00	10/27/2016	14,983.20	0.00
San Marcos CISD	50,907.60	0.00	0.00	0.00	10/27/2016	50,907.60	0.00
Special Road Dist	1,576.80	0.00	0.00	0.00	10/27/2016	1,576.80	0.00
Totals	86,554.80	0.00	0.00	0.00		86,554.80	0.00
2017							
City Of San Marcos	25,155.78	0.00	0.00	0.00	11/06/2017	25,155.78	0.00
Hays County	16,439.97	0.00	0.00	0.00	11/06/2017	16,439.97	0.00
San Marcos CISD	57,945.58	0.00	0.00	0.00	11/06/2017	57,945.58	0.00
Special Road Dist	1,794.79	0.00	0.00	0.00	11/06/2017	1,794.79	0.00
Totals	101,336.12	0.00	0.00	0.00		101,336.12	0.00
2018							
City Of San Marcos	25,155.78	0.00	0.00	0.00	01/11/2019	25,155.78	0.00
Hays County	15,976.93	0.00	0.00	0.00	01/11/2019	15,976.93	0.00
San Marcos CISD	57,945.58	0.00	0.00	0.00	01/11/2019	57,945.58	0.00
Special Road Dist	1,794.79	0.00	0.00	0.00	01/11/2019	1,794.79	0.00
Totals	100,873.08	0.00	0.00	0.00		100,873.08	0.00
Totals	298,368.77	0.00	0.00	0.00		298,368.77	0.00

Balance Due if Paid By February 28, 2019:

0.00

PROPERTY OWNER AUTHORIZATION

I, San Marcos Warehouse, LLC (owner) acknowledge that I am the rightful owner of the property located at 2821 Leah Avenue, San Marcos, Texas (address).

I hereby authorize GLENN Couch (agent name) 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 Property Owner:  Date: 2/2/19

Printed Name: ROGER ZLOTOFF, MANAGER

Signature of Agent:  Date: 2/1/19

Printed Name: GLENN Couch

**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 \$88 plus an \$12 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 \$88 plus a \$12 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: 2/8/19

Print Name: GLENN Couett

EXHIBIT "A"

FIELD NOTE DESCRIPTION FOR A 20.00 ACRE TRACT OF LAND, HAYS COUNTY, TEXAS:

BEING 20.00 ACRES LOCATED IN HAYS COUNTY, TEXAS, OUT OF THE J.M. VERAMENDI LEAGUE NO. 1, BEING A PORTION OF THAT CERTAIN 40.00 ACRE TRACT CONVEYED TO RSSO, LLC BY DEED RECORDED IN VOLUME 1996, PAGE 222, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAME BEING THAT CERTAIN TRACT CONVEYED TO EDMUND JASTER BY DEED, RECORDED IN VOLUME 166, PAGE 624, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found lying on the north line of a tract conveyed to WUSD Properties, by Deed recorded in Volume 3410, Page 527, of the Official Public Records of Hays County, Texas, also marking the west corner of a tract conveyed to Edmund Jaster Hays County Partnership by Deed in Volume 1276, Page 880, of the Official Public Records of Hays County, Texas, common with a 40.00 acre tract conveyed to RSSO, LLC by deed recorded in Volume 1996, Page 222, of the Official Public Records of Hays County, Texas, for the south corner of this tract;

THENCE North 45°52'21" West, along the northeast line of said WUSD Properties tract and southwest line of said 40.00 acre tract common with the southwest line of this tract, a distance of 839.52 feet, to a 1/2 inch iron rod set marking the south corner of a 30' Public Right-of-Way and Utility Easement, recorded in Volume 3745, Page 119, of the Official Public Records of Hays County, Texas, for the west corner of this tract;

THENCE North 44°25'37" East along the southeast line of said 30' Right-of-way and Utility Easement, through said 40.00 acre tract, common with the northwest line of this tract, a distance of 1,039.90 feet to a 1/2 inch iron rod set marking the north corner of this tract;

THENCE South 45°35'43" East through said 40.00 acre tract, and along the northeast line of this tract, a distance of 839.36 feet to a 1/2 inch iron rod set, lying on the southeast line of said 40.00 acre tract, said point lying on the northwest line of a said Edmund Jaster Hays County Partnership tract, for the most eastern corner of this tract;

THENCE South 44°25'08" West along the northwest line of said Edmund Jaster Hays County Partnership tract, common with the southeast line of said 40.00 acre tract and southeast line of this described tract, a distance of 1,035.84 feet to THE POINT OF BEGINNING, containing 20.00 acres of land, more or less.



3-8-14

George E. Lucas
Registered Professional Land
Surveyor No. 4160
435 Little Lake Road
Hutto, Texas 78634
Office: (512)635-4857



TW: