

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

Updated: September, 2020



## CONTACT INFORMATION

<b>Applicant's Name</b>	Pamela Madere	<b>Property Owner</b>	Alp Yilmaz
<b>Company</b>	Jackson Walker LLP	<b>Company</b>	San Marcos Hampton LLC & CCM San Marcos LLC
<b>Applicant's Mailing Address</b>	100 Congress Avenue, Suite 1100, Austin, TX.	<b>Owner's Mailing Address</b>	7700 Kempwood Drive, Houston, TX. 77055
<b>Applicant's Phone #</b>	512-236-2048	<b>Owner's Phone #</b>	
<b>Applicant's Email</b>	pmadere@jw.com	<b>Owner's Email</b>	

## PROPERTY INFORMATION

**Subject Property Address(es):** SW of Posey Rd. and IH 35 SB Frontage Road

**Legal Description:** Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

**Total Acreage:** 72.932 ac/rezoning to LI for 48.718 acres **Tax ID #:** R 18642, R18643 & R18628

**Preferred Scenario Designation:** Employment Center **Existing Zoning:** 3.5 ac AR, remainder not in the city limits

**Existing Land Use(s):** Vacant

## DESCRIPTION OF REQUEST

**Proposed Zoning District(s):** Light Industrial (LI)

**Proposed Land Uses / Reason for Change:** Proposed unified development for an industrial park

## 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.*

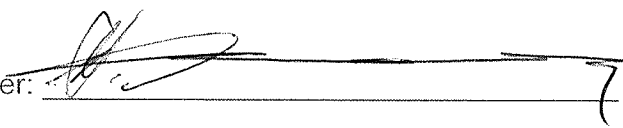
**Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.**

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

## PROPERTY OWNER AUTHORIZATION

I, Alp Yilmaz (owner name) on behalf of  
San Marcos Hampton LLC & CCM San Marcos LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
SE of Posey Rd and IH 35 SB frontage road (address).

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

Signature of Owner: 

Date: 4/15/2022

Printed Name, Title: Alp Yilmaz, Manager

Signature of Agent: \_\_\_\_\_

Date: 04/15/2022

Printed Name, Title: Pamela Madere

Form Updated October, 2019

## PROPERTY OWNER AUTHORIZATION

I, \_\_\_\_\_ (owner name) on behalf of  
\_\_\_\_\_ (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
\_\_\_\_\_ (address).

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

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name, Title: \_\_\_\_\_

Signature of Agent:  \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name, Title: \_\_\_\_\_

Form Updated October, 2019

## 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.***

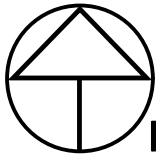
*I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are 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: \_\_\_\_\_

Print Name: \_\_\_\_\_

Form Updated October, 2019



NORTH

SCALE: 1" = 400'

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
3. THIS EXHIBIT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.

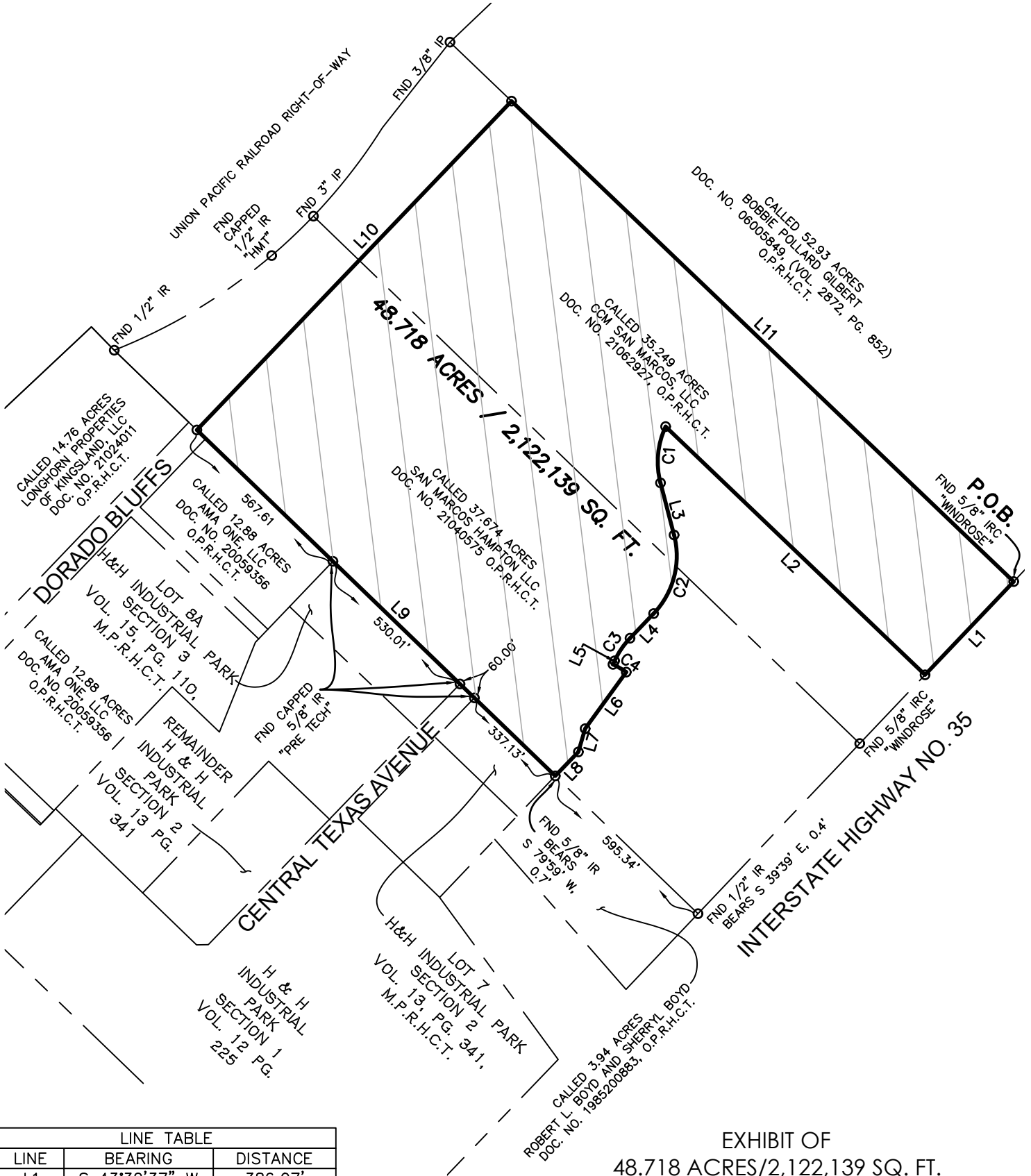
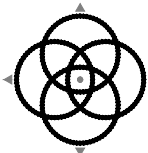


EXHIBIT OF  
48.718 ACRES/2,122,139 SQ. FT.  
SITUATED IN THE  
W.H. VANHORN ONE-THIRD LEAGUE, A-464  
HAYS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 43°32'37" W	386.07'
L2	N 46°15'40" W	1,077.34'
L3	S 14°35'23" E	161.54'
L4	S 43°44'20" W	102.36'
L5	S 46°27'23" E	620.03'
L6	S 43°32'37" W	279.79'
L7	N 46°00'30" W	594.56'
L8	S 43°59'31" W	100.00'
L9	N 46°00'30" W	1,494.75'
L10	N 43°44'25" E	1,365.83'
L11	S 46°15'40" E	2,085.34'

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	250.00'	39°38'28"	172.97'	N 05°13'51" E	169.54'
C2	250.00'	58°19'43"	254.51'	N 14°34'28" E	243.66'
C3	250.00'	18°55'52"	82.23'	N 34°16'24" E	82.23'
C4	250.00'	10°34'14"	46.12'	N 59°54'31" W	46.06'

FIELD BY:	-	DATE:	4-15-2022
DRAWN BY:	DB	REV:	4-19-2022
CHECKED BY:	CSC	REV:	5-31-2022
JOB NO.	56955-LIGHT INDUSTRY	REV:	
SHEET 1 OF 3		REV:	



**WINDROSE**  
LAND SURVEYING | PLATTING

11111 RICHMOND AVE, STE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



# WINDROSE

LAND SURVEYING | PLATTING

## DESCRIPTION OF 48.718 ACRES OR 2,122,139 SQ. FT.

A TRACT OR PARCEL CONTAINING 48.718 ACRES OR 2,122,139 SQUARE FEET OF LAND BEING A PORTION OF A CALLED 35.249 ACRE TRACT OF LAND DESCRIBED IN DEED TO CCM SAN MARCOS, LLC, AS RECORDED UNDER DOC. NO. 21062927, OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS (O.P.R.H.C.T.), AND BEING A PORTION OF A CALLED 37.674 ACRE TRACT OF LAND DESCRIBED IN DEED TO SAN MARCOS HAMPTON, LLC, AS RECORDED UNDER DOC. NO. 21040575, O.P.R.H.C.T., SITUATED IN THE W.H. VAN HORN ONE-THIRD LEAGUE, ABSTRACT NO. 464, HAYS COUNTY, TEXAS, WITH SAID 48.718 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

**BEGINNING** AT 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE" FOUND ON THE NORTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF INTERSTATE HIGHWAY NO. 35 FOR THE SOUTHWEST CORNER OF A CALLED 52.93 ACRE TRACT DESCRIBED IN DEED TO BOBBIE POLLARD GILBERT, AS RECORDED UNDER DOC. NO. 06005849 (VOL. 2872, PG. 852) O.P.R.H.C.T., AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 43 DEG. 32 MIN. 37 SEC. WEST, A DISTANCE OF 386.07 FEET WITH THE NORTHWEST R.O.W. LINE OF SAID INTERSTATE HIGHWAY NO. 35 FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, DEPARTING THE NORTHWEST R.O.W. LINE OF SAID INTERSTATE HIGHWAY NO. 35, OVER AND ACROSS SAID 35.249 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 46 DEG. 15 MIN. 40 SEC. WEST, A DISTANCE OF 1,077.34 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 39 DEG. 38 MIN. 28 SEC., AN ARC LENGTH OF 172.97 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 05 DEG. 13 MIN. 51 SEC. WEST, 169.54 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 14 DEG. 35 MIN. 23 SEC. EAST, A DISTANCE OF 161.58 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE POINT OF BEGINNING TO A CURVE TO THE RIGHT;

**THENCE**, WITH A CURVE TO THE RIGHT, OVER AND ACROSS SAID CALLED 35.249 ACRE TRACT AND SAID CALLED 37.674 ACRE TRACT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 58 DEG. 19 MIN. 43 SEC., AN ARC LENGTH OF 254.51 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 14 DEG. 34 MIN. 28 SEC. WEST, 243.66 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, OVER AND ACROSS SAID CALLED 37.674 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 43 DEG. 44 MIN. 20 SEC. WEST, A DISTANCE OF 102.38 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 18 DEG. 55 MIN. 52 SEC., AN ARC LENGTH OF 82.60 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 34 DEG. 16 MIN. 24 SEC. WEST, 82.23 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 24 DEG. 48 MIN. 27 SEC. WEST, A DISTANCE OF 11.70 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 10 DEG. 34 MIN. 14 SEC., AN ARC LENGTH OF 46.12 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 59 DEG. 54 MIN. 31 SEC. EAST, 46.06 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 35 DEG. 58 MIN. 24 SEC. WEST, A DISTANCE OF 209.95 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 16 DEG. 11 MIN. 47 SEC. WEST, A DISTANCE OF 72.60 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 43 DEG. 59 MIN. 30 SEC. WEST, A DISTANCE OF 100.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING THE NORTHEAST CORNER A CALLED 3.94 ACRE TRACT, DESCRIBED IN DEED TO ROBERT L. AND SHERRYL BOYD, AS RECORDED IN DOC. NO. 1985200883, O.P.R.H.C.T. AND THE SOUTHEAST CORNER OF LOT 7, H&H INDUSTRIAL PARK SECTION 2, A SUBDIVISION AS RECORDED IN VOLUME (VOL.) 13, PAGE (PG.) 341, MAP AND PLAT RECORDS OF HAYS COUNTY, TEXAS (M.P.R.H.C.T.), FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS SOUTH 79 DEG. 59 MIN. WEST, 0.7 FEET;

**THENCE**, NORTH 46 DEG. 00 MIN. 30 SEC. WEST, WITH THE EAST LINE OF SAID LOT 7, PASSING AT A DISTANCE OF 337.13 FEET A 5/8 INCH CAPPED IRON ROD STAMPED "PRE TECH" FOUND FOR THE COMMON CORNER OF SAID LOT 7 AND THE SOUTHEAST R.O.W. LINE OF CENTRAL TEXAS AVENUE, CONTINUING WITH THE NORTHEAST R.O.W. LINE OF SAID CENTRAL TEXAS AVE, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "PRE TECH" FOUND FOR THE COMMON CORNER OF SAID CENTRAL TEXAS AVENUE AND LOT 8A, H&H INDUSTRIAL PARK, SECTION 3, A SUBDIVISION RECORDED IN VOL. 15, PG. 110 OF THE M.P.R.H.C.T., CONTINUING WITH THE NORTHEAST LINE OF SAID LOT 8A, PASSING AT A DISTANCE OF 530.01 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "PRE TECH" FOUND FOR THE MOST EASTERLY CORNER OF A CALLED 12.88 ACRES DESCRIBED IN DEED TO AMA ONE, LLC, AS RECORDED IN DOC. NO. 20059356 OF O.P.R.H.C.T., CONTINUING WITH SAID NORTHEAST LINE OF SAID CALLED 12.88 ACRES, A DISTANCE OF 567.61 FEET AND A TOTAL DISTANCE OF 1,494.75 FEET TO A POINT ON THE NORTHEAST R.O.W. LINE OF DORADO BLUFFS, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 43 DEG. 44 MIN. 25 SEC. EAST, OVER AND ACROSS SAID CALLED 35.249 ACRE TRACT AND SAID CALLED 37.674 ACRE TRACT, A DISTANCE OF 1,365.83 FEET TO A POINT ON THE WEST LINE OF SAID CALLED 52.93 ACRE TRACT AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 46 DEG. 15 MIN. 40 SEC. EAST, WITH THE COMMON LINE OF SAID CALLED 35.249 ACRE TRACT AND SAID CALLED 52.93 ACRE TRACT, A DISTANCE OF 2,085.34 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 48.718 ACRES OR 2,122,139 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 56955-LIGHT INDUSTRY, PREPARED BY WINDROSE.



LUCAS G. DAVIS  
R.P.L.S. NO. 6599  
STATE OF TEXAS  
FIRM REGISTRATION NO. 10108800



04-15-2022

DATE:  
REVISED: 04-19-2022  
REVISED: 05-31-2022