

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



Updated: September, 2020

## CONTACT INFORMATION

Applicant's Name	David Carroll	Property Owner	Walton Texas, LP
Company	Walton Texas, LP	Company	Walton Texas, LP
Applicant's Mailing Address	8800 N. Gainey Center Dr., Suite 345 Scottsdale, Arizona 85258	Owner's Mailing Address	8800 N. Gainey Center Dr., Suite 345 Scottsdale, Arizona 85258
Applicant's Phone #	(512) 809-4261	Owner's Phone #	(480) 772-0180
Applicant's Email	dcarroll@walton.com	Owner's Email	ehadley@walton.com

## PROPERTY INFORMATION

Subject Property Address(es): Generally the northeast corner of Centerpoint Road and Old Bastrop Highway

Legal Description: Lot N/A Block N/A Subdivision N/A

Total Acreage: 409.65 Tax ID #: R19162

Preferred Scenario Designation: Medium Intensity Existing Zoning: Smartcode

Existing Land Use(s): Vacant/Agricultural

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-5

Proposed Land Uses / Reason for Change: Remove old Smartcode zoning in exchange for current zoning of CD-5 on approximately 48 acres

## 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, Ed Hadley (Authorized Signor) (owner name) on behalf of  
Walton, Texas LP (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
the NEC of Centerpoint Road and Old Bastrop Highway (address).

I hereby authorize Thomas K. Rhodes, CCIM (agent name) on behalf of  
TKAR Commercial Real Estate Services (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.

Signature of Owner: Ed Hadley Digitally signed by Ed Hadley  
DN: cn=Ed Hadley, o=Walton, ou=Authorized  
Signor, email=ehadley@walton.com, c=US  
Date: 2022.01.21 11:43:00 -0700 Date: 01/22/2022

Printed Name, Title: Ed Hadley, Authorized Signor, Walton Texas, LP

Signature of Agent:  Date: 01/22/2022

Printed Name, Title: Thomas K. Rhodes, CCIM, Owner/Broker

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.*

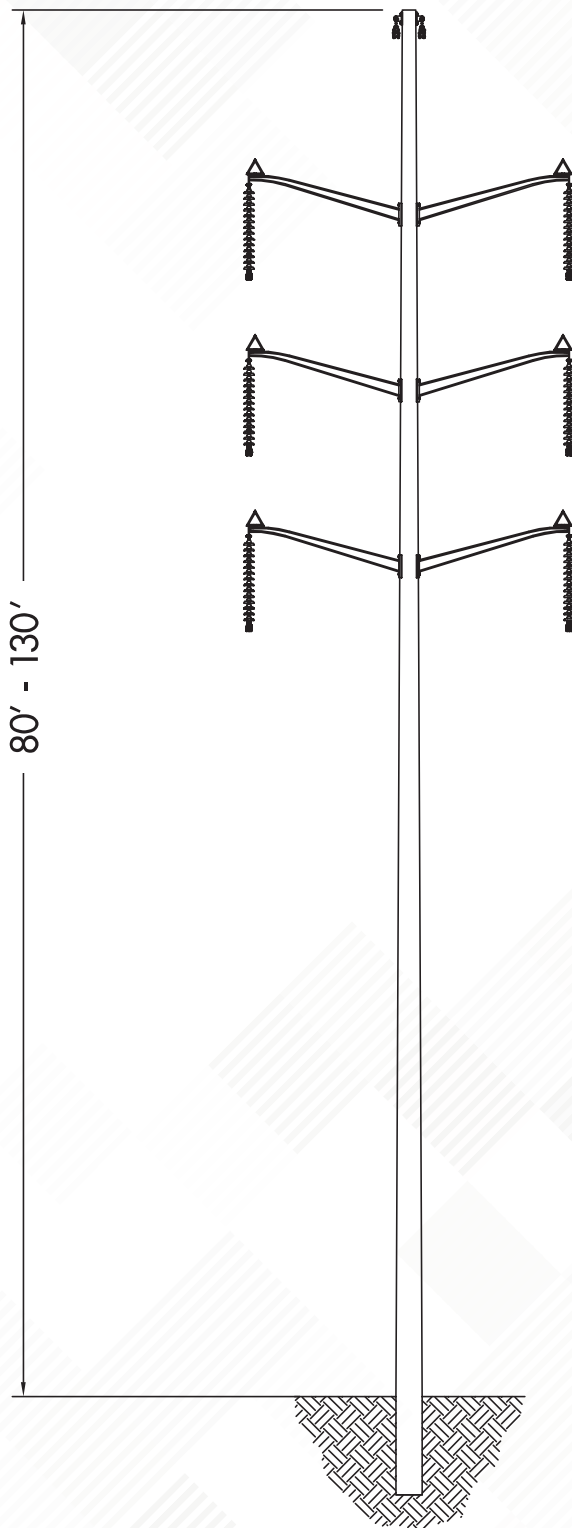
Signature: **Ed Hadley**  
Digitally signed by Ed Hadley  
DN: cn=Ed Hadley, ou=Walton, ou=Authorized  
Signor, email=ehadley@walton.com, o=US  
Date: 2022.01.21 11:44:31 -0700

Date: **01/21/2022**

Print Name: **Ed Hadley, Authorized Signor, Walton Texas, LP**

Form Updated October, 2019

# TYPICAL 138-kV DOUBLE-CIRCUIT POLE DESIGN



*Pertains to segments  
B, F, G and E4.*

**Typical Height**  
80 to 130 feet

**Typical Easement Width**  
80 to 100 feet

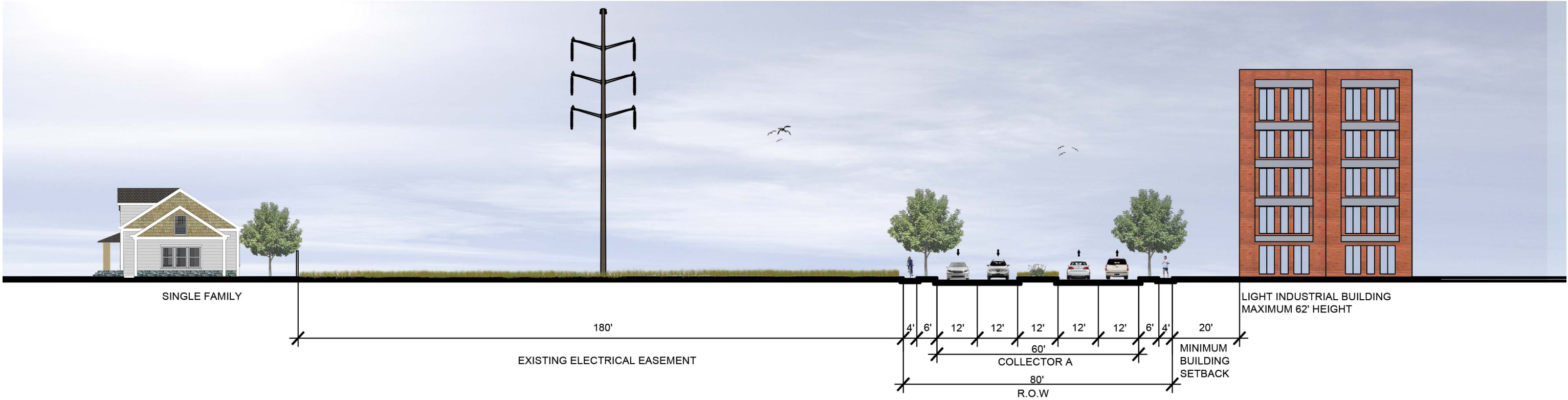
**Structure Material**  
Weathering steel or concrete



*LCRA Transmission Services Corporation*

LCRA TSC IS A NONPROFIT CORPORATION OWNED AND OPERATED  
BY THE LOWER COLORADO RIVER AUTHORITY.





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**GAS LAMP DISTRICT • STREET SECTION - EXHIBIT C**

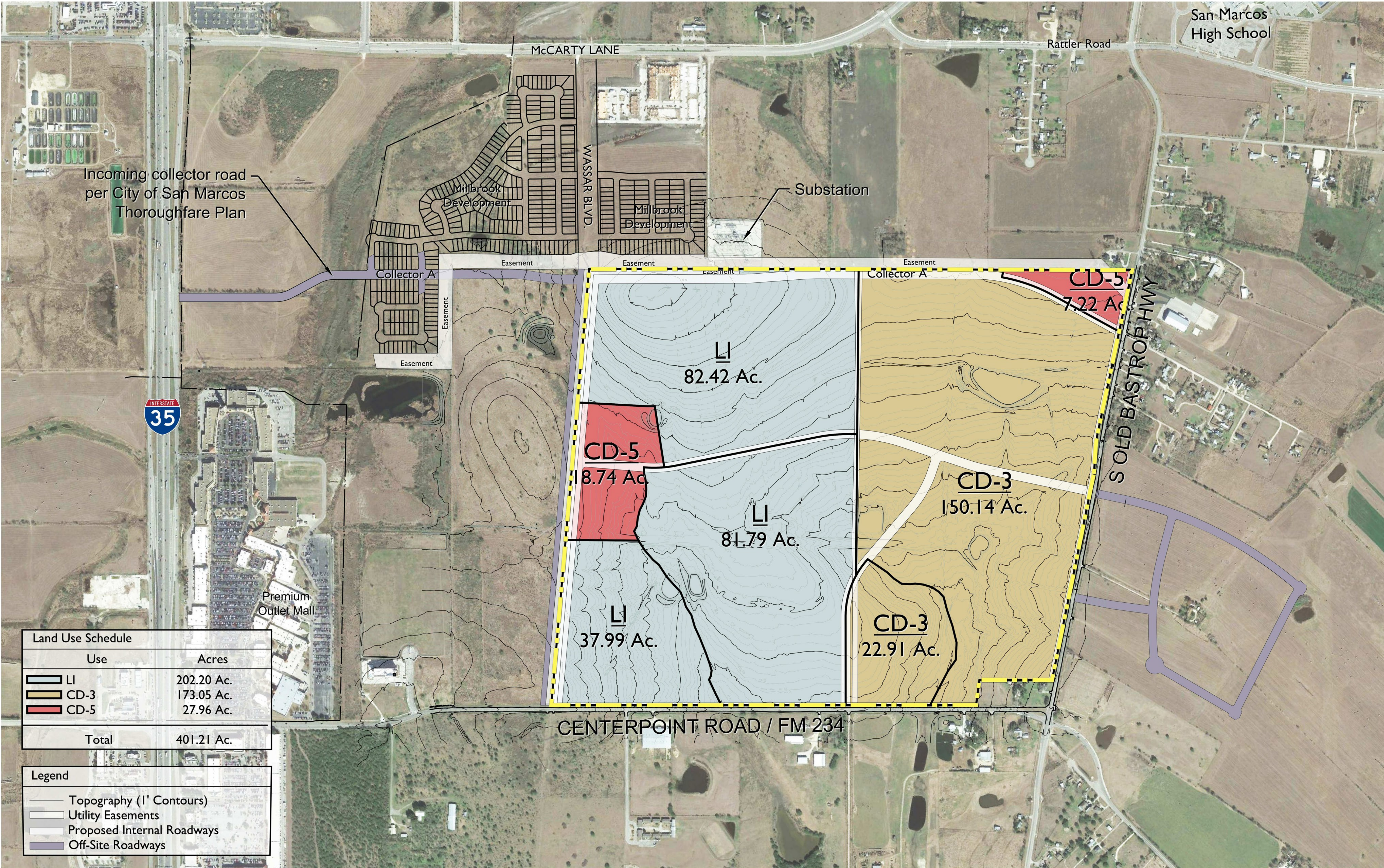
📍 San Marcos, Texas  
📅 March 2, 2022  
# 21002374.02  
👤 Walton

**Walton®**



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