

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



Updated: September, 2020

CONTACT INFORMATION

Applicant's Name		Property Owner	
Company		Company	
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

PROPERTY INFORMATION

Subject Property Address(es): _____

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: _____ Tax ID #: R _____

Preferred Scenario Designation: _____ Existing Zoning: _____

Existing Land Use(s): _____

DESCRIPTION OF REQUEST

Proposed Zoning District(s): _____

Proposed Land Uses / Reason for Change: _____

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.*


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


APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Alan Davis (owner name) on behalf of
Las Onces Colinas LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
IH 35 IN SANMARCOS (address).

I hereby authorize TREVOR TAST (agent name) on behalf of
TX2 ENGINEERING (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: 07/27/2021
Printed Name, Title: Alan Davis


Signature of Agent:  Date: 2021-07-28
Printed Name, Title: TREVOR TAST

**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: 07/27/2021

Print Name: Alan Davis



METES AND BOUNDS DESCRIPTION
FOR A
2.780 ACRE TRACT OF LAND

BEING a 2.780 acre tract of land situated in the Samuel Craft League, Abstract No. 89, in Hays County, Texas, being a portion of a called 84.947 acre tract of land, as conveyed to Las Colinas San Marcos Phase I, LLC, and recorded in Document No. 19024612, of the Official Public Records of Hays County, Texas, and said 2.780 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a ½” iron pin with red cap found in the Southeasterly Right-of-Way (R.O.W.) line of Interstate Highway 35 (I.H. 35) (a variable width R.O.W.), being the most Northerly corner of a called 40.241 acre tract of land, as conveyed to Las Colinas San Marcos Phase I, LLC, and recorded in Document No. 15007121, of the Official Public Records of Hays County, Texas, and being the most Westerly corner of said 84.947 acre tract of land;

THENCE departing the Northerly corner of said 40.241 acre tract of land, with the Southeasterly R.O.W. line of said I.H. 35, and with the Northwesterly line of said 84.947 acre tract of land, N 44° 08’ 27” E, a distance of 99.94 feet to a ½” iron pin with cap stamped “BCG” found in the Southeasterly R.O.W. line of said I.H. 35, being in the Northwesterly line of said 84.947 acre tract of land, and being the most Westerly corner of this herein described tract of land and the POINT OF BEGINNING;

THENCE continuing with the Southeasterly R.O.W. line of said I.H. 35, and with the Northwesterly line of said 84.947 acre tract of land, N 43° 34’ 24” E, a distance of 421.64 feet to a ½” iron pin with cap stamped “DAM #5348 PROP. COR.” set in the Southeasterly R.O.W. line of said I.H. 35, being in the Northwesterly line of said 84.947 acre tract of land, and being the most Northerly Northeast corner of this herein described tract of land;

THENCE departing the Southeasterly R.O.W. line of said I.H. 35, same being the Northwesterly line of said 84.947 acre tract of land, and across and through said 84.947 acre tract of land, the following courses:

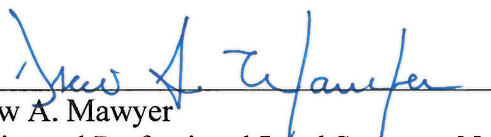
S 45° 55’ 53” E, a distance of 287.21 feet to a ½” iron pin with cap stamped “DAM #5348 PROP. COR.” set for the most Easterly corner;

S 43° 34’ 24” W, a distance of 421.64 feet to a ½” iron pin with cap stamped “DAM #5348 PROP. COR.” set for the most Southerly corner;

THENCE continuing across and through said 84.947 acre tract of land, N 45° 55' 53" W, a distance of 287.21 feet to the POINT OF BEGINNING, and containing 2.780 acres of land.

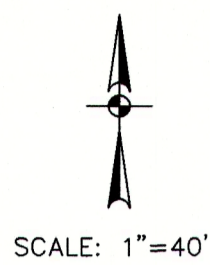
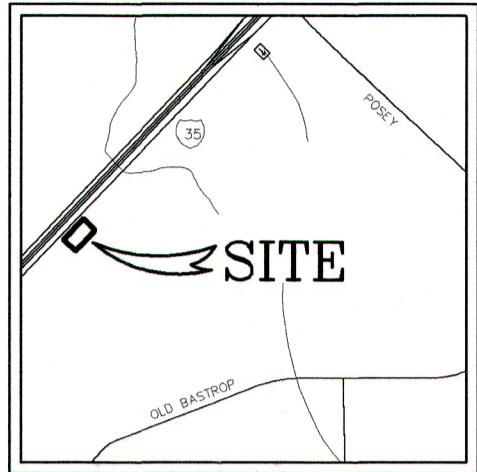
Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), North American Datum 1983.

Exhibit prepared this the 14th day of July, 2021.



Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W. SH 46, NEW BRAUNFELS, TX 78132
TX2004- LAS COLINAS- 2.780 AC- REV 071421





ALTA/NSPS LAND TITLE SURVEY
 BEING 2.780 ACRES OF LAND SITUATED IN THE SAMUEL CRAFT LEAGUE, ABSTRACT NO. 89, IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 84.947 ACRE TRACT OF LAND, AS CONVEYED TO LAS COLINAS SAN MARCOS PHASE I, LLC, AND RECORDED IN DOCUMENT NO. 19024612, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

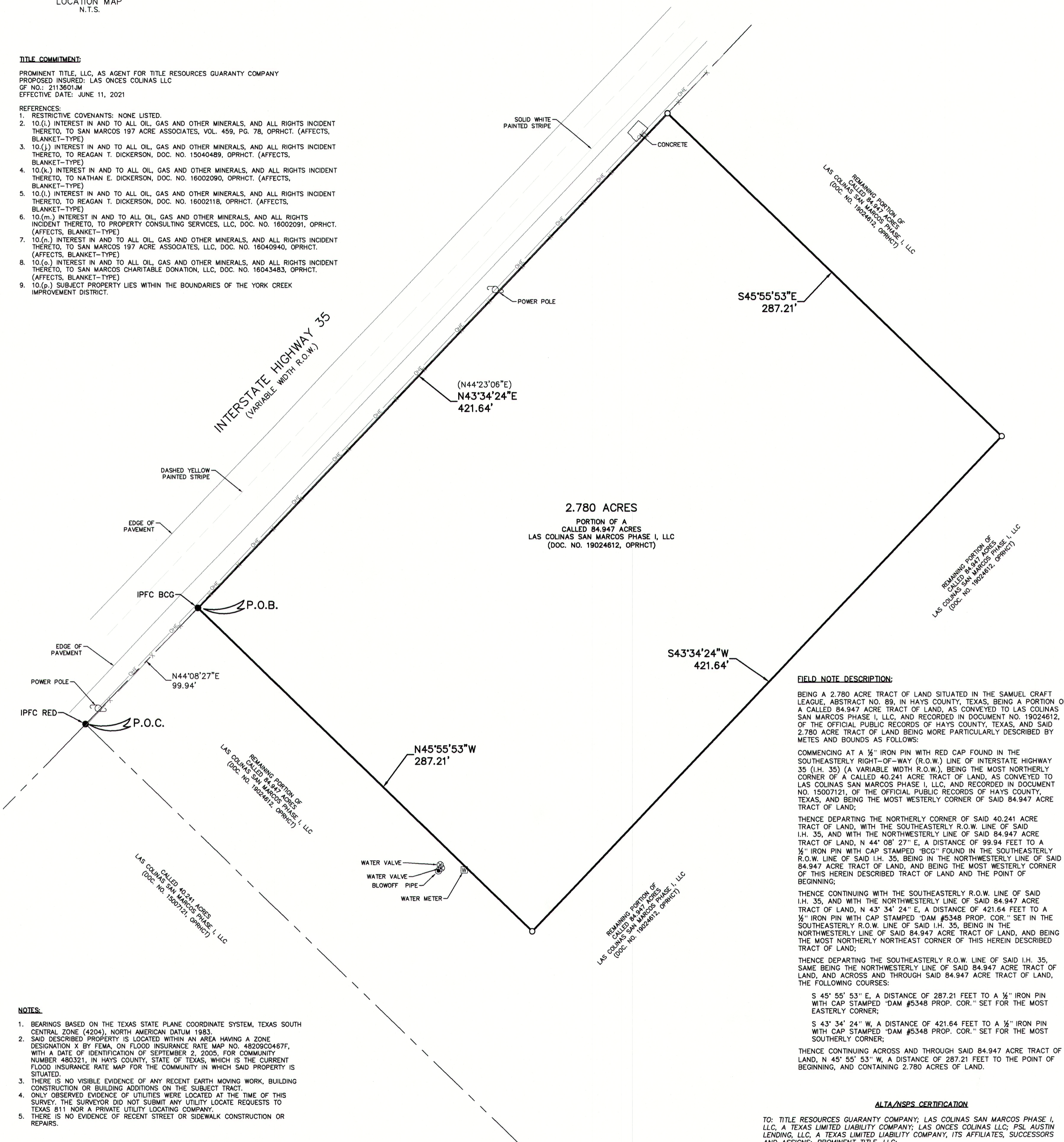
- LEGEND:**
- = (IPFC BCG) FOUND 1/2" IRON PIN WITH CAP STAMPED "BCG" UNLESS OTHERWISE NOTED
 - = (IPS) SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
 - () = RECORD INFORMATION
 - MPRHCT = MAP AND PLAT RECORDS OF HAYS COUNTY, TEXAS
 - OPRHCT = OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - OHE = OVERHEAD ELECTRIC

TITLE COMMITMENT:

PROMINENT TITLE, LLC, AS AGENT FOR TITLE RESOURCES GUARANTY COMPANY
 PROPOSED INSURED: LAS ONCES COLINAS LLC
 GF NO.: 2113601JM
 EFFECTIVE DATE: JUNE 11, 2021

REFERENCES:

1. RESTRICTIVE COVENANTS: NONE LISTED.
2. 10.(l) INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, TO SAN MARCOS 197 ACRE ASSOCIATES, VOL. 459, PG. 78, OPRHCT. (AFFECTS, BLANKET-TYPE)
3. 10.(j) INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, TO REAGAN T. DICKERSON, DOC. NO. 15040489, OPRHCT. (AFFECTS, BLANKET-TYPE)
4. 10.(k) INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, TO NATHAN E. DICKERSON, DOC. NO. 16002090, OPRHCT. (AFFECTS, BLANKET-TYPE)
5. 10.(l) INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, TO REAGAN T. DICKERSON, DOC. NO. 16002118, OPRHCT. (AFFECTS, BLANKET-TYPE)
6. 10.(m) INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, TO PROPERTY CONSULTING SERVICES, LLC, DOC. NO. 16002091, OPRHCT. (AFFECTS, BLANKET-TYPE)
7. 10.(n) INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, TO SAN MARCOS 197 ACRE ASSOCIATES, LLC, DOC. NO. 16040940, OPRHCT. (AFFECTS, BLANKET-TYPE)
8. 10.(o) INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, TO SAN MARCOS CHARITABLE DONATION, LLC, DOC. NO. 16043483, OPRHCT. (AFFECTS, BLANKET-TYPE)
9. 10.(p) SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF THE YORK CREEK IMPROVEMENT DISTRICT.



FIELD NOTE DESCRIPTION:

BEING A 2.780 ACRE TRACT OF LAND SITUATED IN THE SAMUEL CRAFT LEAGUE, ABSTRACT NO. 89, IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 84.947 ACRE TRACT OF LAND, AS CONVEYED TO LAS COLINAS SAN MARCOS PHASE I, LLC, AND RECORDED IN DOCUMENT NO. 19024612, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND SAID 2.780 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIN WITH RED CAP FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF INTERSTATE HIGHWAY 35 (I.H. 35) (A VARIABLE WIDTH R.O.W.) LINE OF SAID 84.947 ACRE TRACT OF LAND, N 44° 08' 27" E, A DISTANCE OF 99.94 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "BCG" FOUND IN THE SOUTHEASTERLY R.O.W. LINE OF SAID I.H. 35, BEING IN THE NORTHWESTERLY LINE OF SAID 84.947 ACRE TRACT OF LAND, AND BEING THE MOST WESTERLY CORNER OF SAID 84.947 ACRE TRACT OF LAND;

THENCE DEPARTING THE NORTHERLY CORNER OF SAID 40.241 ACRE TRACT OF LAND, WITH THE SOUTHEASTERLY R.O.W. LINE OF SAID I.H. 35, AND WITH THE NORTHWESTERLY LINE OF SAID 84.947 ACRE TRACT OF LAND, N 44° 08' 27" E, A DISTANCE OF 99.94 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "BCG" FOUND IN THE SOUTHEASTERLY R.O.W. LINE OF SAID I.H. 35, BEING IN THE NORTHWESTERLY LINE OF SAID 84.947 ACRE TRACT OF LAND, AND BEING THE MOST WESTERLY CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE CONTINUING WITH THE SOUTHEASTERLY R.O.W. LINE OF SAID I.H. 35, AND WITH THE NORTHWESTERLY LINE OF SAID 84.947 ACRE TRACT OF LAND, N 43° 34' 24" E, A DISTANCE OF 421.64 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET IN THE SOUTHEASTERLY R.O.W. LINE OF SAID I.H. 35, BEING IN THE NORTHWESTERLY LINE OF SAID 84.947 ACRE TRACT OF LAND, AND BEING THE MOST NORTHERLY CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING THE SOUTHEASTERLY R.O.W. LINE OF SAID I.H. 35, SAME BEING THE NORTHWESTERLY LINE OF SAID 84.947 ACRE TRACT OF LAND, AND ACROSS AND THROUGH SAID 84.947 ACRE TRACT OF LAND, THE FOLLOWING COURSES:

S 45° 55' 53" E, A DISTANCE OF 287.21 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR THE MOST EASTERLY CORNER;

S 43° 34' 24" W, A DISTANCE OF 421.64 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR THE MOST SOUTHERLY CORNER;

THENCE CONTINUING ACROSS AND THROUGH SAID 84.947 ACRE TRACT OF LAND, N 45° 55' 53" W, A DISTANCE OF 287.21 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.780 ACRES OF LAND.

ALTA/NSPS CERTIFICATION

TO: TITLE RESOURCES GUARANTY COMPANY; LAS COLINAS SAN MARCOS PHASE I, LLC, A TEXAS LIMITED LIABILITY COMPANY; LAS ONCES COLINAS LLC; PSL AUSTIN LENDING, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS AFFILIATES, SUCCESSORS AND ASSIGNS; PROMINENT TITLE, LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 11, 13, 16, 17, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON Dec. 4th 2020
 DATED THIS 15 DAY OF July, 2021.

Drew A. Mawyer
 DREW A. MAWYER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348



- NOTES:**
1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
 2. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA, ON FLOOD INSURANCE RATE MAP NO. 48209C0467F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 2, 2005, FOR COMMUNITY NUMBER 480321, IN HAYS COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
 3. THERE IS NO VISIBLE EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT.
 4. ONLY OBSERVED EVIDENCE OF UTILITIES WERE LOCATED AT THE TIME OF THIS SURVEY. THE SURVEYOR DID NOT SUBMIT ANY UTILITY LOCATE REQUESTS TO TEXAS 811 NOR A PRIVATE UTILITY LOCATING COMPANY.
 5. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.



5151 W. SH 46
 NEW BRAUNFELS, TX 78132
 PH: 830.730.4449
 DREW@DAM-TX.COM
 FRM #10191500

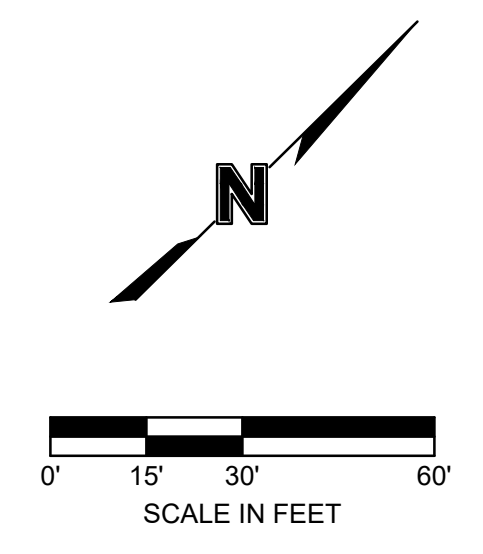
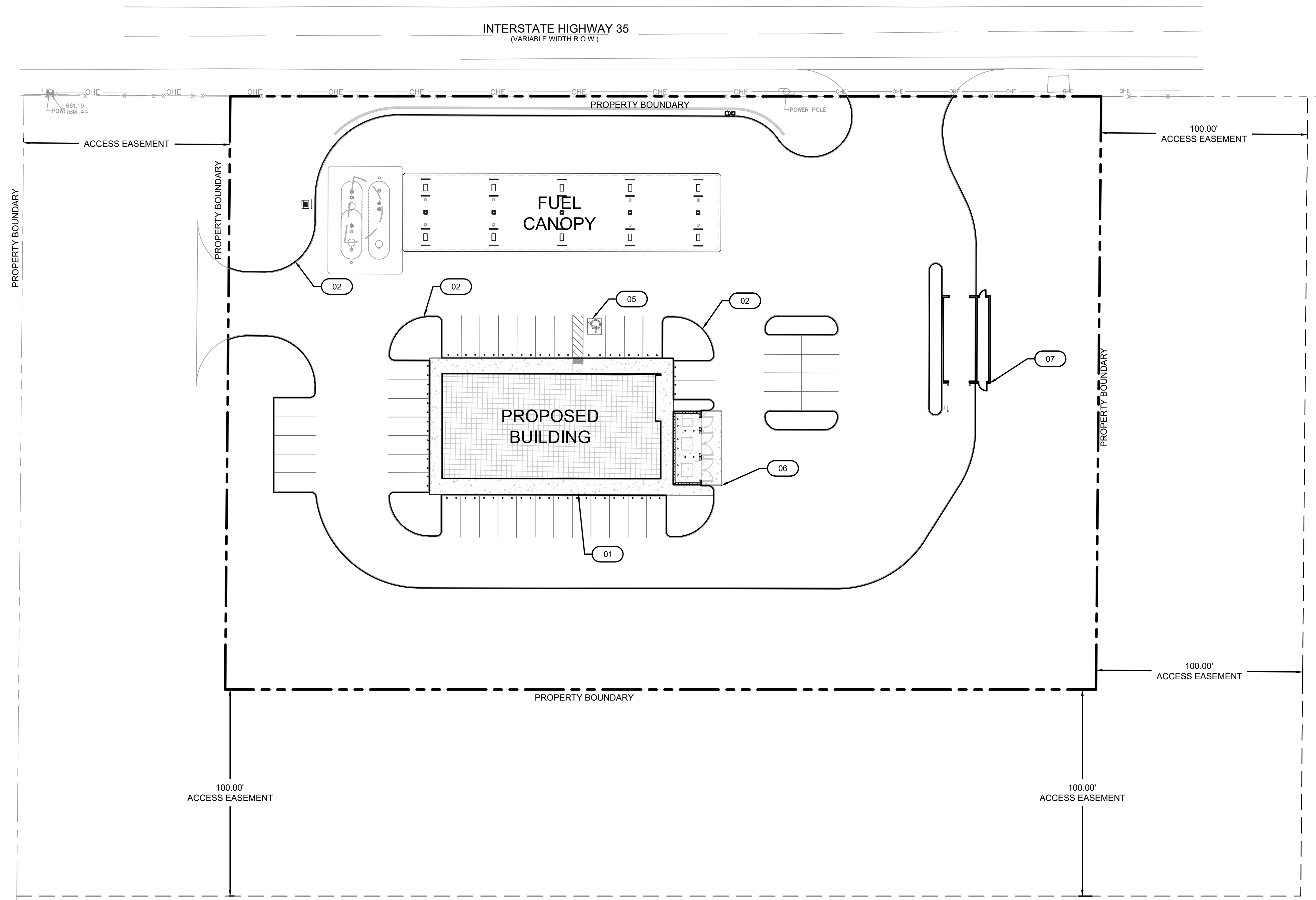
ADDRESS:
 INTERSTATE HIGHWAY 35
 SAN MARCOS, TX 78666

DATE: JUNE 2021 JOB: TX2004

Drawing Name: C:\Users\Jeff\Desktop\DWG\Survey\ALTA\NSPS\TX2004-LAS COLINAS-REV 071421.dwg User: Jeff Jul 14, 2021 - 10:49am

DWG: Z:\021-0002_7E_Las Colinas\40-Design\AutoCAD\Final Plans\Sheets\LDVP\021-002--FSTE.dwg USER: 18165
 DATE: Jul 28, 2021 7:49am XREFS: C:\BASE\021-0002 C:\BASE\021-0002

NOT APPROVED



LEGEND

- — — — — PROPERTY LINE
- - - - - BUILDING SETBACK LINE
- P-OH — — — — — EXISTING OVERHEAD POWER
- UGE — — — — — EXISTING UNDERGROUND POWER
- T — — — — — EXISTING TELEPHONE CONDUIT
- CATV — — — — — EXISTING CABLE TELEVISION CONDUIT
- FO — — — — — EXISTING FIBER OPTIC CONDUIT
- G — — — — — EXISTING NATURAL GAS SERVICE
- FP — — — — — EXISTING FIRE PROTECTION SERVICE
- W — — — — — EXISTING WATER SERVICE
- SS — — — — — EXISTING SANITARY SEWER
- SD — — — — — EXISTING ROOF DRAINS AND HEADER PIPES
- UGE — — — — — EXISTING STORM SEWER
- T — — — — — INSTALL TELEPHONE CONDUIT
- CATV — — — — — INSTALL CABLE TELEVISION CONDUIT
- FO — — — — — INSTALL FIBER OPTIC CONDUIT
- G — — — — — INSTALL NATURAL GAS SERVICE
- FP — — — — — INSTALL FIRE PROTECTION SERVICE
- W — — — — — INSTALL DOMESTIC WATER SERVICE
- SS — — — — — INSTALL SANITARY SEWER SERVICE
- SD — — — — — INSTALL ROOF DRAINS AND HEADER PIPES
- — — — — INSTALL STORM SEWER
- — — — — INSTALL CURB & GUTTER
- — — — — INSTALL SLOTTED CURB
- [Pattern] PROPOSED CONCRETE PAVEMENT
- [Pattern] PROPOSED BUILDING

NOTES:

1. EXISTING UTILITIES IN APPROXIMATE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE TEXAS ONE CALL CENTER PRIOR TO THE START OF ANY CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
2. ALL UTILITY SYMBOLS SHOWN REPRESENT APPROXIMATE LOCATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFER TO THE APPROPRIATE AGENCY'S STANDARD SPECIFICATIONS AND INSTALLATION DETAILS FOR ACTUAL LOCATIONS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

VKEYNOTES (xx) (X-xx)

- 01 PROPOSED 7" SIDEWALK
- 02 PROPOSED HEADER CURB
- 03 PROPOSED SLOTTED CURB
- 05 PROPOSED ADA PARKING STALLS AND ACCESSIBLE RAMP
- 06 PROPOSED TRASH ENCLOSURE - RE: ARCH PLANS
- 07 PROPOSED CAR WASH STRUCTURE - RE: ARCH PLANS

TX2 ENGINEERING
 FIRM #: 20787
 CONTACT:
 645 FLORAL AVE, STE C
 NEW BRAUNFELS, TX 78130
 TEL: (817) 510-9151

THIS DOCUMENT ISSUED ON 7/15/21 UNDER THE AUTHORITY OF TREVOR TAST, P.E. (LICENSE NO. 124101) IS RELEASED FOR THE PURPOSE OF REVIEW ONLY. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

PROPOSED SITE PLAN
SEVEN ELEVEN, LAS COLINAS XXX I-35
NEW BRAUNFELS, TX
2021

REVISIONS	
REV.	DESCRIPTION

DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 QA/QC BY: _____
 PROJECT NO.: _____
 DWG NAME: _____
 DATE: _____
 SHEET



C3.0