

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): _____

ABS 474 TR PT OF 9 CYRUS WICKSON SURVEY 1.143 AC &
A0474 CYRUS WICKSON SURVEY, ACRES 101.319

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.*

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

October 25, 2021

City of San Marcos
Planning & Development Services
630 E. Hopkins
San Marcos, TX 78666

This letter hereby authorizes Killen, Griffin & Farrimond, PLLC, Pape-Dawson Engineers, Inc., and TC Austin Acquisitions, LLC to act as representatives/agents for Edmund Jaster Hays County Partnership, the owner of property generally located on East McCarty Lane (HCAD ID. R60220 & R18927), for all matters relating to the submission and processing of Annexation, Zoning, Platting, Site Plan, Permitting, Economic Incentives/Chapter 380 Agreement, Watershed Protection Plan, and any other applications/entitlements needed for the development of said property.

I acknowledge and affirm that I am the rightful owner of the above property and have the authority to execute this authorization.

Sincerely,

EDMUND JASTER HAYS COUNTY PARTNERSHIP

By: George E. Jaster

ACKNOWLEDGMENT

STATE OF TEXAS

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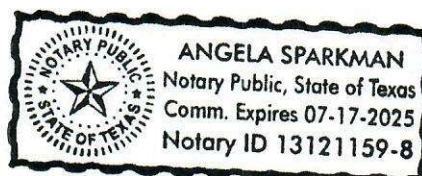
COUNTY OF MADISON

§

Before me, the undersigned authority for said State, on this day personally appeared George E. Jaster, of Edmund Jaster Hays County Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 28th day of October, 2021.

Angela Sparkman
Notary Public, State of Texas



OWNER:

EDMUND JASTER HAYS COUNTY PARTNERSHIP

By: Jean Jaster Hausmann
Jean Jaster Hausmann a/k/a Jean E. Hausmann

ACKNOWLEDGMENT

STATE OF TEXAS

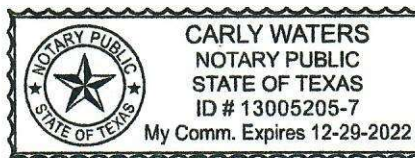
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COUNTY OF GOLIAD

Before me, the undersigned authority for said State, on this day personally appeared Jean Jaster Hausmann a/k/a Jean E. Hausmann, of Edmund Jaster Hays County Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 30 day of October, 2021.

Carly Waters
Notary Public, State of Texas



OWNER:

EDMUND JASTER HAYS COUNTY PARTNERSHIP

By: Albert A. Jaster
Albert A. Jaster

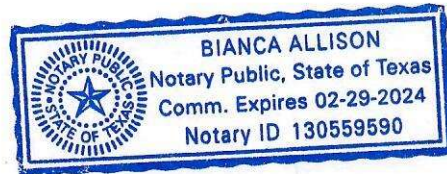
ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HAYS §

Before me, the undersigned authority for said State, on this day personally appeared Albert A. Jaster, of Edmund Jaster Hays County Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

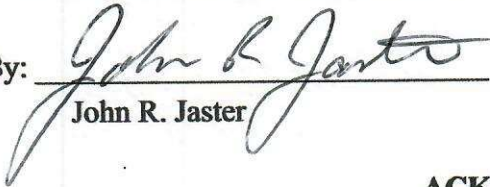
Given under my hand and seal of office, this the 28 day of OCTOBER 2021.

B. Allison
Notary Public, State of Texas



OWNER:

EDMUND JASTER HAYS COUNTY PARTNERSHIP

By: 
John R. Jaster

ACKNOWLEDGMENT

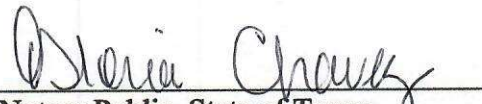
STATE OF TEXAS

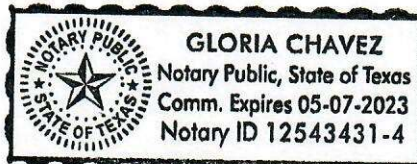
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COUNTY OF GUADALUPE

Before me, the undersigned authority for said State, on this day personally appeared John R. Jaster, of Edmund Jaster Hays County Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 27th day of October, 2021.


Notary Public, State of Texas



OWNER:

EDMUND JASTER HAYS COUNTY PARTNERSHIP

By: Elaine Wilkinson
Elaine Wilkinson a/k/a Elaine S. Squires
Elaine *EW*

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF HAYS

Elaine Before me, the undersigned authority for said State, on this day personally appeared
EW ~~Elaine~~ Wilkinson a/k/a Elaine S. Squires, of Edmund Jaster Hays County Partnership, known to
me to be the person whose name is subscribed to the foregoing instrument and acknowledged to
me that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 29 day of October, 2021.

[Signature]
Notary Public, State of Texas

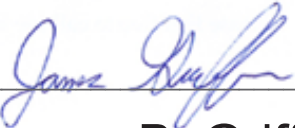


AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

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.

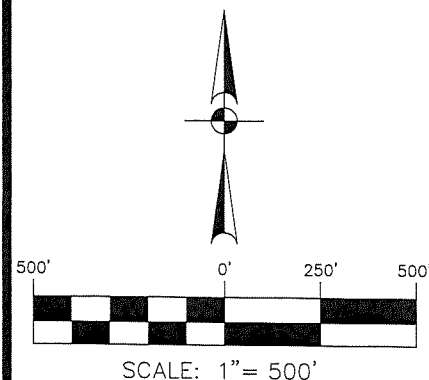
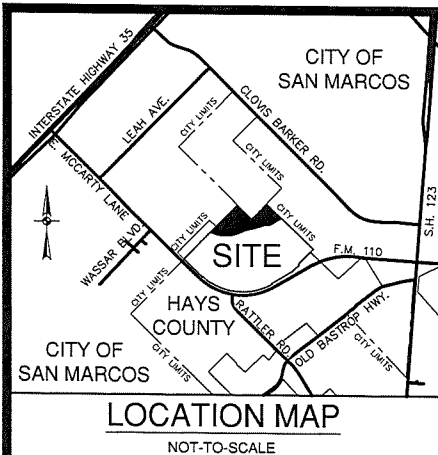
- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request 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: 
Print Name: James B. Griffin

Date: 10/18/2021

Form Updated October, 2019



NOTES:

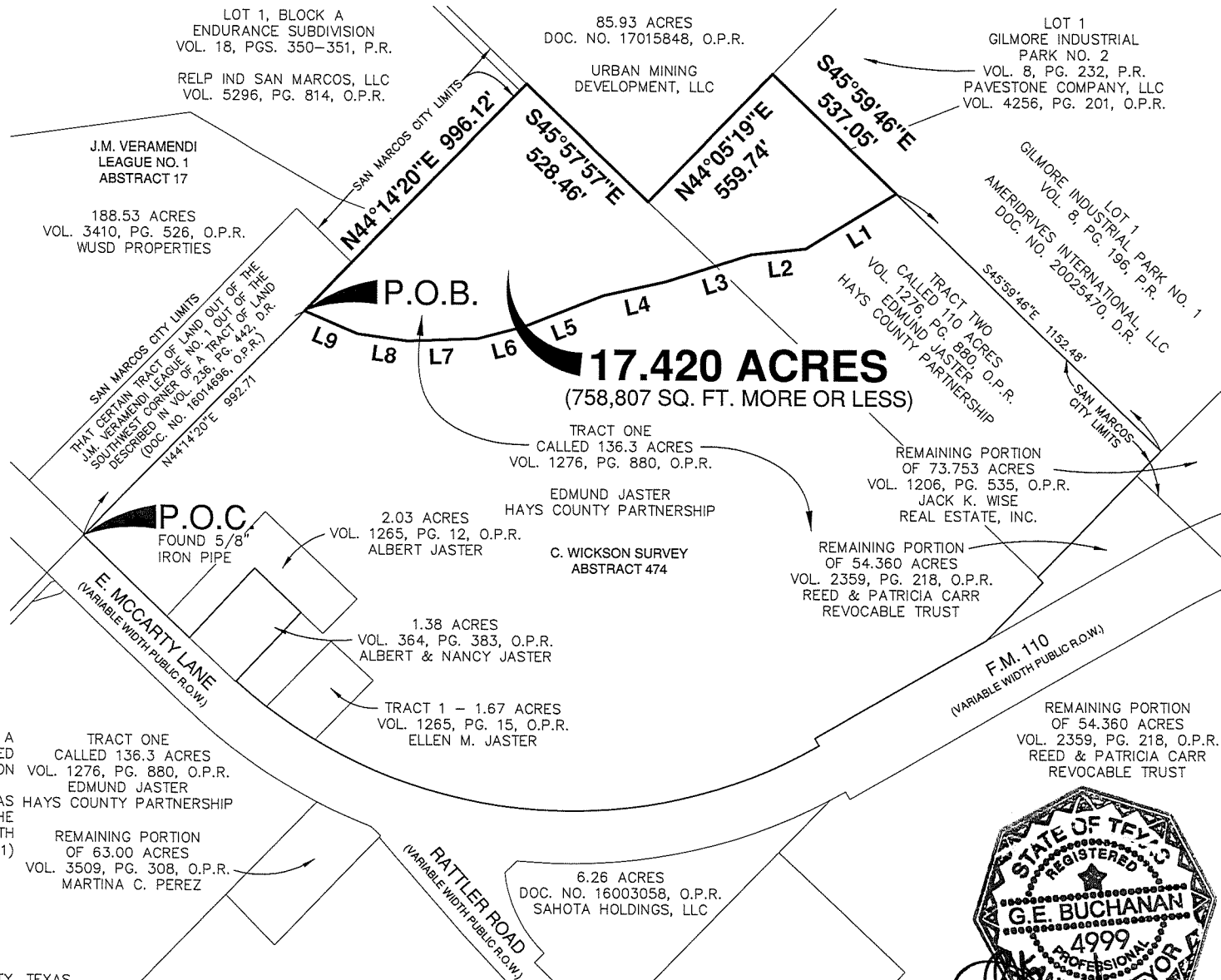
1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 12515-00 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

DEED/PLAT REFERENCE:

D.R. DEED RECORDS OF HAYS COUNTY, TEXAS
P.R. PLAT RECORDS OF HAYS COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

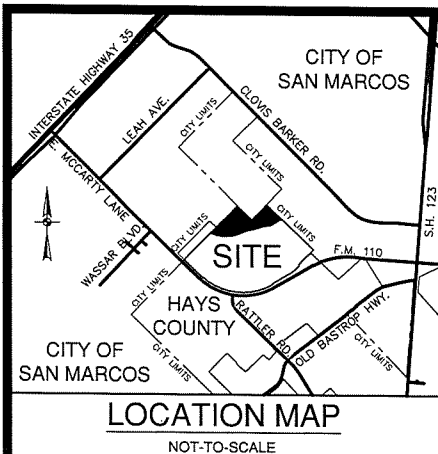


"THIS DOCUMENT WAS PREPARED UNDER 22TAC138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

EXHIBIT OF
ZONING CASE NO. ZC-22-02
17.420 ACRES OR 758,807 SQ. FT. OF LAND
IN HAYS COUNTY, TEXAS

NOVEMBER 24, 2021

SHEET 1 OF 2
JOB No.: 12515-00



| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S58°30'04"W | 331.05' |
| L2 | S83°29'51"W | 171.93' |
| L3 | S72°18'30"W | 278.47' |
| L4 | S77°10'23"W | 202.16' |
| L5 | S68°23'27"W | 261.39' |
| L6 | S75°01'02"W | 154.43' |
| L7 | S87°42'56"W | 222.07' |
| L8 | N82°14'32"W | 156.46' |
| L9 | N66°57'57"W | 180.37' |

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 12515-00 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

DEED/PLAT REFERENCE:

D.R. DEED RECORDS OF HAYS COUNTY, TEXAS
P.R. PLAT RECORDS OF HAYS COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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EXHIBIT OF
ZONING CASE NO. ZC-22-02
17.420 ACRES OR 758,807 SQ. FT. OF LAND
IN HAYS COUNTY, TEXAS

NOVEMBER 24, 2021

SHEET 2 OF 2
JOB No.: 12515-00

**METES AND BOUNDS DESCRIPTION
OF ZONING CASE NO. ZC-22-02**

A 17.420 acre or 758,807 square feet, more or less, tract of land in Hays County, Texas, out of the northerly remaining portion of Tract One, called 136.3 acres and Tract Two, called 110 acres, described in Deed to Edmund Jaster Hays County Partnership, both tracts recorded in Volume 1276, Page 880 of the Official Public Records of Hays County, Texas, out of the C. Wickson Survey, Abstract 474, Hays County, Texas. Said 17.420 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found 5/8" iron pipe at an interior corner on the northeasterly right-of-way line of E. McCarty Lane, a variable width right-of-way, for the west corner of said northerly remaining portion of Tract One, called 136.3 acres;

THENCE: N 44°14'20" E, along and with the common line, being said northeasterly right-of-way line of said E. McCarty Lane and the northwesterly line of said northerly remaining portion of said Tract One, called 136.3 acres, passing at a distance of 4.24 feet, the common corner of said northeasterly right-of-way line of said E. McCarty Lane and that certain tract of land out of the J.M. Veramendi League No.1 out of the southwest corner of a tract of land described in Volume 236, Page 442 of the Deed Records of Hays County, Texas, described in Deed to 1501 E. McCarty, LLC, recorded in Document number 16014696 of the Official Public Records of Hays County, Texas, and continuing along and with said northwesterly line of said northerly remaining portion of said Tract One, called 136.3 acres and said tract of land described in Deed to 1501 E. McCarty, LLC, a total distance of 992.71 feet to the POINT OF BEGINNING, for the west corner of the herein described tract;

THENCE: N 44°14'20" E, continuing along and with the common line, being said northwesterly line of said Tract One, called 136.3 acres and the southeasterly lines of said tracts of land described in Deed to 1501 E. McCarty, LLC, 188.53 acres described in Deed to WUSD Properties, recorded in Volume 3410, Page 526 of the Official Public Records of Hays County, Texas and Lot 1, Block A, Endurance Subdivision, recorded in Volume 18, Pages 350-351 of the Plat Records of Hays County, Texas, said Lot 1 also described in Deed to RELP IND San Marcos, LLC, recorded in Volume 5926, Page 814 of the Official Public Records of Hays County, Texas, a distance of 996.12 feet to a point on the southwesterly line of 85.93 acres described in Deed to Urban Mining Development, LLC, recorded in Document Number 17015848 of the Official Public Records of Hays County, Texas, for the most northwesterly corner of the herein described tract;

THENCE: S 45°57'57" E, along and with the common line of said northerly remaining portion of Tract One, called 136.3 acres and said 85.93 acres, a distance of 528.46 feet to a point, the common corner of said 85.93 acres and the aforementioned Tract Two, called 110 acres, for an interior corner of the herein described tract;

THENCE: N 44°05'19" E, continuing along and with said common line, a distance of 559.74 feet to a point, the common corner of said Tract Two, called 110 acres and Lot 1, Gilmore Industrial Park No. 2, recorded in Volume 8, Page 232 of the Plat Records of Hays County, Texas, described in Deed to Pavestone, LLC, recorded in Volume 4256, Page 201 of the Official Public Records of Hays, County, Texas, for the most northeasterly corner of the herein described tract;

THENCE: S 45°59'46" E, along and with the common line, being the northeasterly line of said Tract Two, called 110 acres, the southwesterly lines of said Lot 1, Gilmore Industrial Park No. 2 and Lot 1, Gilmore Industrial Park No. 1 recorded in Volume 8, Page 196 of the Plat Records of Hays County, Texas, described in Deed to Ameridrives International, LLC, recorded in Document No. 20025470 of the Official Public Records of Hays County, Texas, a distance of 537.05 feet to a point, for the east corner of the herein described tract;

THENCE: Departing said common line, over and across said Tract Two, called 110 acres and said northerly remaining portion of Tract One, called 136.3 acres, the following bearings and distances:

S 58°30'04" W, a distance of 331.05 feet to a point;

S 83°29'51" W, a distance of 171.93 feet to a point;

S 72°18'30" W, a distance of 278.47 feet to a point;

S 77°10'23" W, a distance of 202.16 feet to a point;

S 68°23'27" W, a distance of 261.39 feet to a point;

S 75°01'02" W, a distance of 154.43 feet to a point;

S 87°42'56" W, a distance of 222.07 feet to a point;

N 82°14'32" W, a distance of 156.46 feet to a point;

THENCE: N 66°57'57" W, a distance of 180.37 feet to the POINT OF BEGINNING and containing 17.420 acres in Hays County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12515-00 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 24, 2021
JOB NO. 12515-00
DOC. ID. N:\CIVIL\12515-00\Word\12515-00_ZN-CD1-17.420 AC.docx

