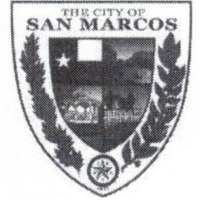


ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION



Updated: September, 2020

CONTACT INFORMATION

Applicant's Name	A. Nance	Property Owner	Ryan Bragg
Company		Company	
Applicant's Mailing Address	109 E Hopkins Ste 208 San Marcos TX 78666	Owner's Mailing Address	411 Providence Drive Prosper, TX 75078
Applicant's Phone #	512.557.2140	Owner's Phone #	512.751.4285
Applicant's Email	andrew@agruppo.com	Owner's Email	ryantbragg@gmail.com

PROPERTY INFORMATION

Subject Property Address(es): 101-103 Lockhart, San Marcos TX 78666

Legal Description: Lot 46 Block Subdivision AM Ramsay

Total Acreage: 0.2938 **Tax ID #: R** R38763

Preferred Scenario Designation: Existing Neighborhood **Existing Zoning:** Legacy Duplex

Existing Land Use(s): Duplex

DESCRIPTION OF REQUEST

Proposed Zoning District(s): ND3

Proposed Land Uses / Reason for Change: Convert existing Legacy Duplex zoning and structure to three single family lots. The existing residence would remain and be divided with property line at existing demising wall.

ND3 allows a maximum of three units this parcel combined or whole. Existing zoning is limited to rental use only.

AUTHORIZATION This zoning change and creation of an additional lot increases opportunity for single family ownership within an established existing neighborhood in San Marcos.

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/

PROPERTY OWNER AUTHORIZATION

I, Ryan Bragg (owner name) on behalf of

(company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
101 / 103 Lockhart Street (address).

I hereby authorize Andrew Nance (agent name) on behalf of
A.GRUPPO Architects (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:  Date: 1 Nov 21

Printed Name, Title: RYAN BRAGG

Signature of Agent:  Date: 11/2/21

Printed Name, Title: Andrew Nance AIA

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: _____

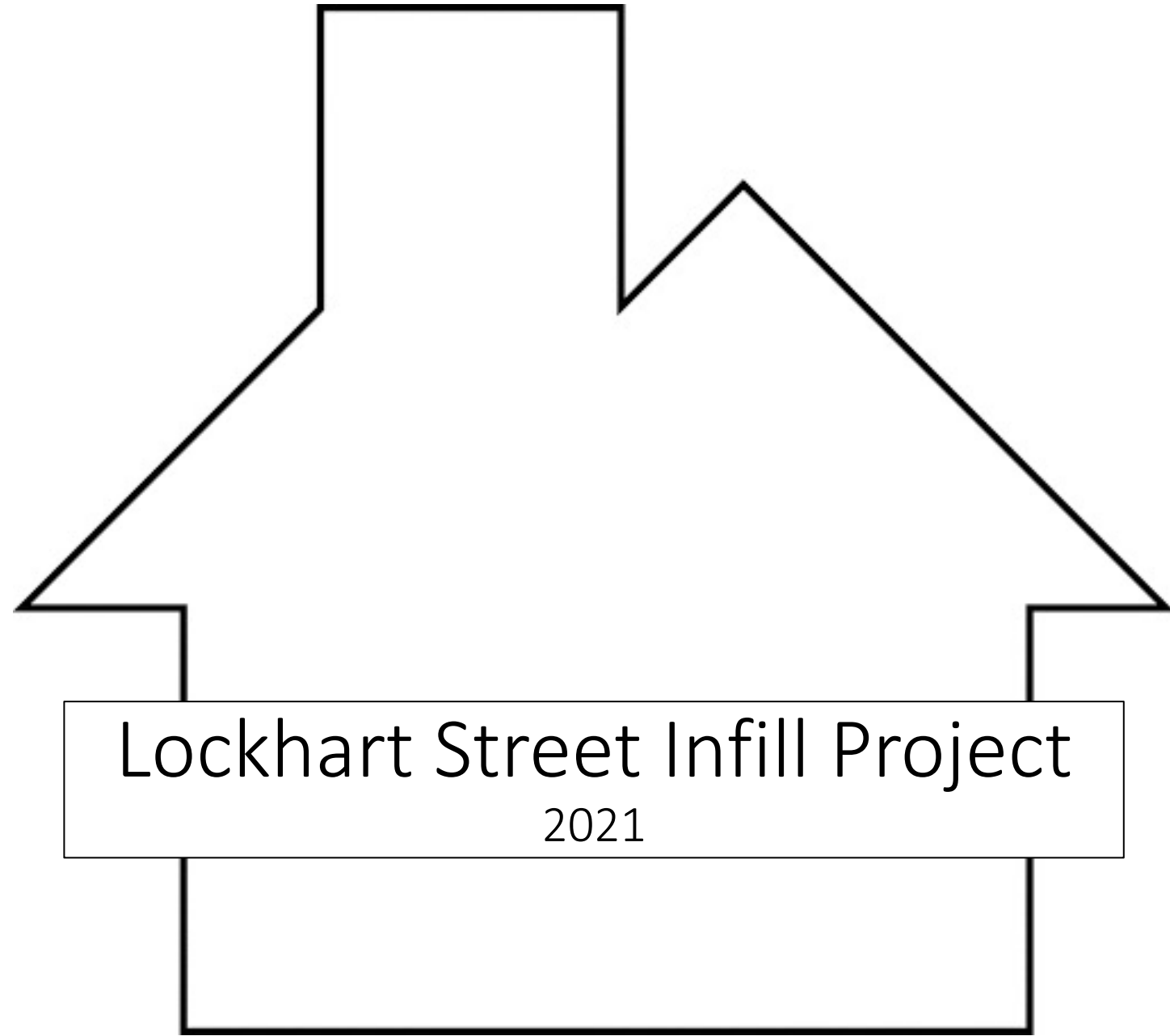


Date: _____

1 Nov 21

Print Name: _____

RYAN BRAGG



Lockhart Street Infill Project
2021

What do we hope to accomplish?

San Marcos' rapid population growth and rapidly escalating housing costs* have forced many working families into tenuous situations, either stretching their budgets to pay for their homes or requiring them to waste time and money commuting from farther out.

The city government has shown a desire to support citizens in this situation, but can be at the mercy of big developers who prefer large scale commercial projects or master planned developments with very expensive homes that many residents are priced out of.

Investment in smaller scale affordable housing in established, centrally located neighborhoods with suboptimal density is an ideal solution to help solve some of the affordability, traffic, and quality of life issues facing many working families today.

We hope to help address this situation by building a single-family home on an existing lot near Travis Elementary School that is large enough to accommodate the additional structure without affecting the existing one.

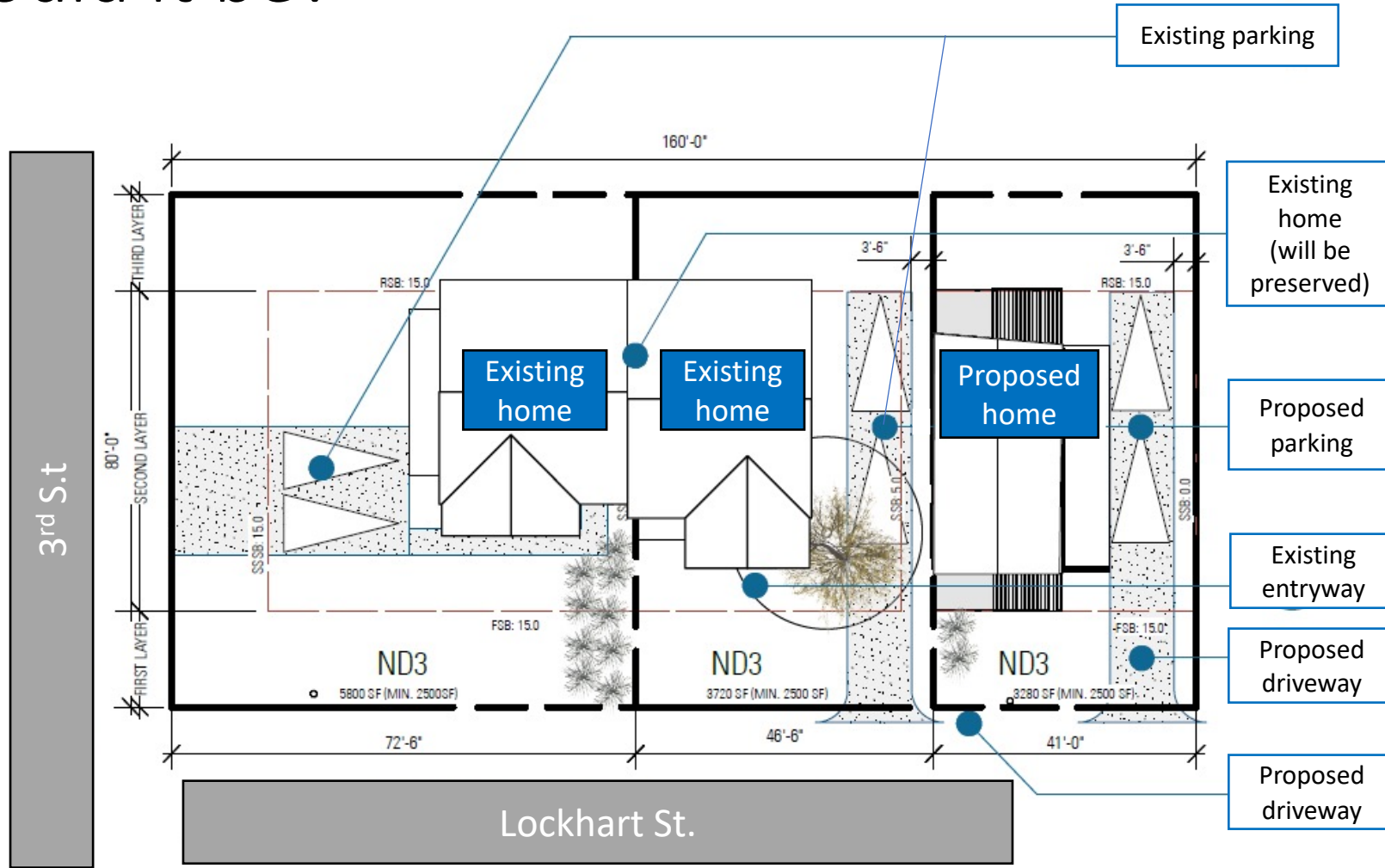
*San Marcos small home prices have increased an avg. of \$29k in the past 2 years, vs. a mere \$4k avg. wage increase in that timeframe.

Sources

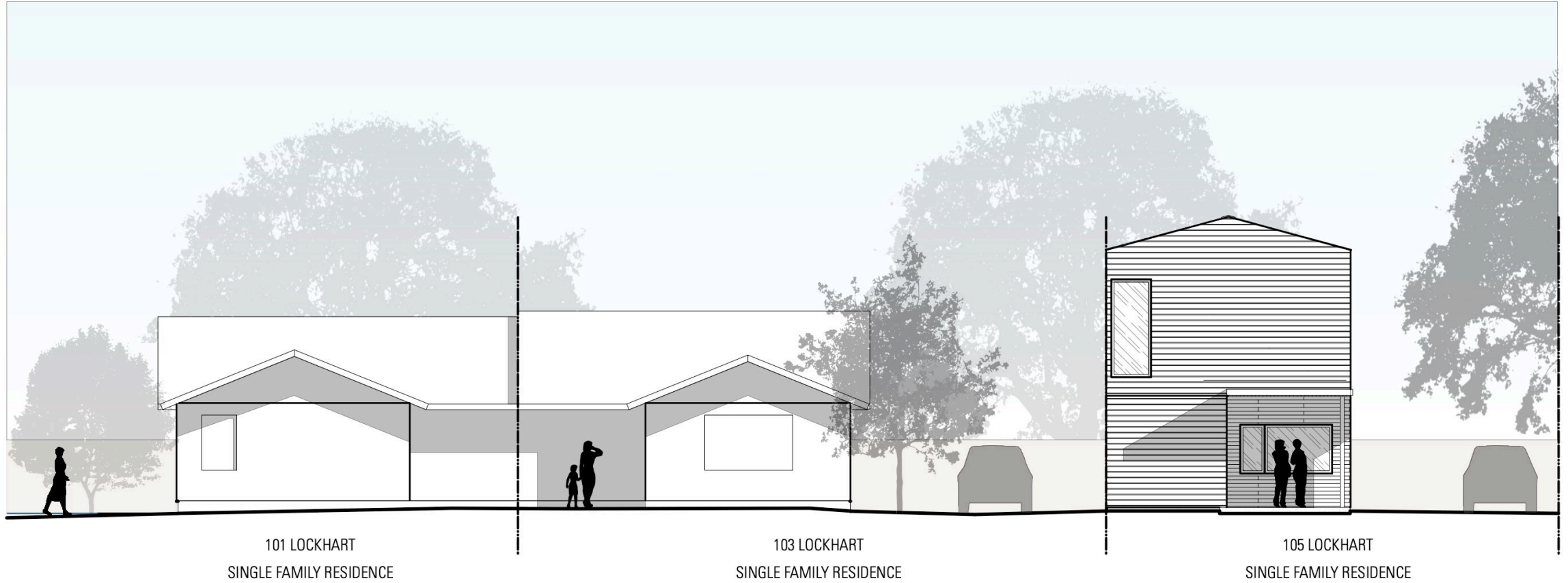
Housing costs: MLS data on San Marcos, TX homes <1,600sf, <0.5 acres for sale last 180 days vs. the two years prior to that

Wages: US Bureau of Labor Statistics for Hays County, TX from Sep 2018 – Sep 2020

Where would it be?



- Existing 0.29-acre lot located at 101 Lockhart St.
- Like most of the neighborhood, larger lot sizes create suboptimal housing density that leads to:
 - Lower housing supply than could be supported if density were optimized
 - This condition drives up housing costs for residents & forces those unable to afford the area or find available options farther out



What would it look like?



- 3BR, 3.5 Ba single family home
- 2 stories, 1550 sf
- Fenced yard with private backyard and patio
- Neutral colors complimenting neighborhood styles

The family behind the project has deep roots in San Marcos and a strong affection for the town

- Ryan & Jenny Bragg - Prosper, TX
- Both former San Marcos residents who love the city and want to invest in it
- Jenny grew up there and graduated from San Marcos HS
- Ryan is a Texas State grad and Army ROTC Distinguished Cadet
- They married at St. Johns on E. Hopkins St.
- Virtually all their family still lives in San Marcos & Central TX

“There are many places to invest our hard-earned money, most with lower risk, but we felt helping address this need in a place that’s very special to us is the worthiest one. We’re just a family, not a business capable of many projects, but we’d like to start solving the current housing problem with this one.”



PROJECT: BRAGG-LOCKHART

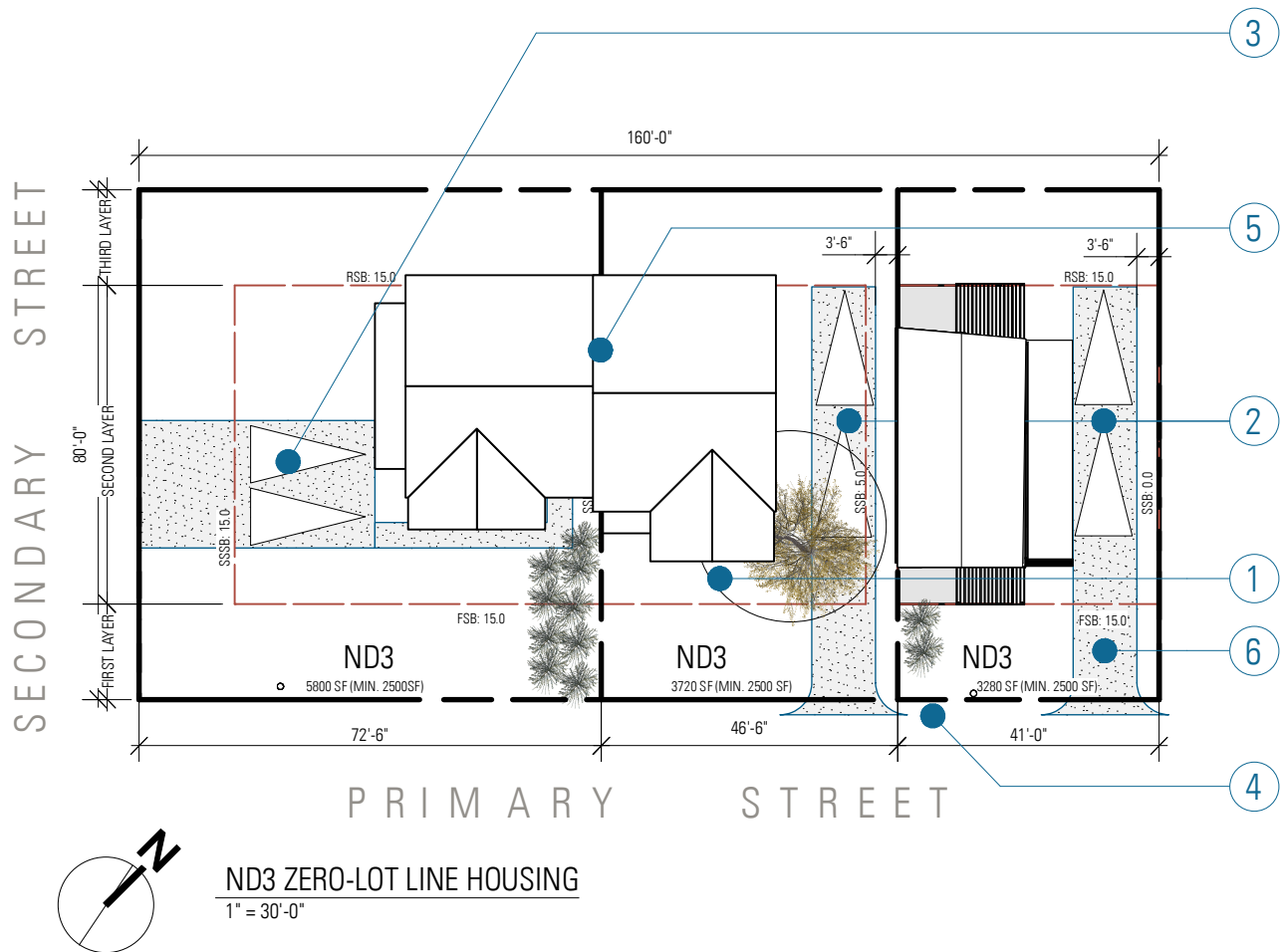
ADDRESS: 101/103 LOCKHART STREET, SAN MARCOS TX 78666

DESCRIPTION: ZONING CHANGE STUDIES

A.GRUPPO

architecture | design | build

109 E HOPKINS STE 208
SAN MARCOS TX 78666



NOTES

1. FRONT S.B. AVERAGING OR 15'-0" BY ZONE. NOTE: EXISTING STRUCTURES PARTICIPATE IN ESTABLISHING AVERAGE.
2. PROPOSED TANDEM PARKING
3. EXISTING PARKING
4. CONFIRM LOCATION OF SMEU POWER LINES AND GUY WIRES. PREFERENCE WOULD BE TO WORK AROUND EXISTING CONDITIONS, THOUGH SMEU WILL MOST LIKELY REQUIRE OWNER TO PAY FOR RELOCATION, UPGRADE OR REMOVAL.
5. EXISTING STRUCTURE TO BE CONVERTED TO ZERO-LOT LINE HOUSE WITH AREA SEPARATION WALL
6. NEW LOT - ZERO LOT-LINE HOUSE. WHERE DETACHED MUST MAINTAIN A MIN. OF 10' FROM NEAREST STRUCTURE.

LOT INFORMATION

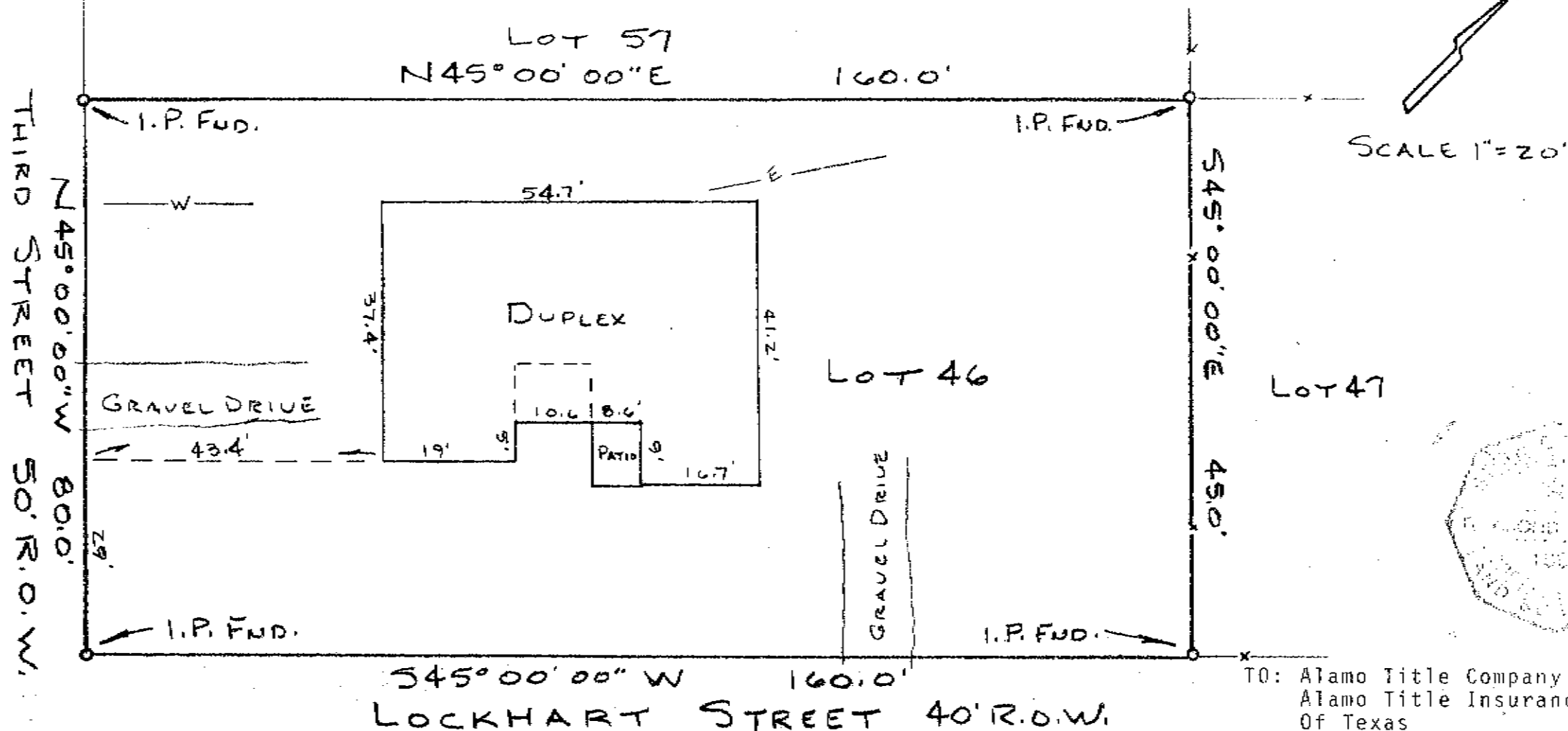
ZONING: ND3 - ZERO LOT LINE HOUSES
AREA: 0.29 ACRE
DENSITY: 10 UNITS / ACRE
UNITS PER LOT: 1 (3 LOTS) + ADU WITH OWNER OCCUPY

A06

Date: March 24, 2021

Time: 12:29:00 PM

This site is not located in a flood zone FIRM 485505 0006 D Dated September 5, 1990
 Buyer: Willebrordus Van Wise and Celia Van Wise
 Address: 101-103 Lockhart Street



Lot Fort-six (46), A. M. Ramsay Subdivision, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 89, Page 477, Deed Records of Hays County, Texas

I, do hereby certify that the plat shown hereon represents the results of an on the ground survey made in my direction and supervision in 12/97, and all corners shown hereon, There are no encroachments, conflicting intrusions apparent on the ground except as shown.

RAY DETERT
 Registered Public Surveyor No. 1868
 P.O. Box 587 1305 WATSON LANE EAST
 New Braunfels, Texas 78130

Celia Van Wise
Willebrordus Van Wise

Hays Central Appraisal District
21001 IH 35
Kyle, Texas 78640
512-268-2522
www.hayscad.com

Proof of Ownership

2021 NOTICE OF APPRAISED VALUE

This is NOT a Tax Bill

Date: 04/15/2021

QuickRef#: (Refer to this # when inquiring about your property)

R38763 11-6705-0000-04600-3

Street Address:

101-103 LOCKHART ST SAN MARCOS TX 78666

Property Description:

A M RAMSAY, LOT 46, ACRES 0.2938

BRAGG RYAN & JENNY K
411 PROVIDENCE DR
PROSPER TX 75078-8008

Dear Property Owner:

We have appraised the property listed above for the 2021 tax year. Based on the appraisal date of January 1 of this year, the appraisal is as follows:

Appraisal Information	Last Year 2020	Proposed This Year 2021
Land Market Value	46,080	46,080
Agricultural Land Market Value	0	0
Agricultural Productivity Value	0	0
Improvements (Buildings) Market Value	181,564	195,743
Personal Property Appraised Value	0	0
Mineral Interest Appraised Value	0	0
Total Market Value of this Property	227,644	241,823
Total Assessed Value (with Homestead Limit)	227,644	241,823
Exemptions		

Taxing Units	2020 Exemption	2020 Exemption Amount	2020 Taxable Value	2021 Proposed Value	2021 Exemption	2021 Exemption Amount	2021 Taxable Value	Exemption Difference
HAYS COUNTY		0	227,644	241,823		0	241,823	0
SAN MARCOS CISD		0	227,644	241,823		0	241,823	0
CITY OF SAN MARCOS		0	227,644	241,823		0	241,823	0
SPECIAL ROAD		0	227,644	241,823		0	241,823	0

The difference between the 2016 appraised value and the 2021 appraised value is 60 % . This information is required by Tax Code section 25.19 (b-1).

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials. The appraisal district only determines property values.

Tax rates and estimated taxes are no longer included on this notice according to Texas Property Tax Code Section 25.19(b-4) effective January 1, 2021. You can search for your property record at <https://hayscountytexas.com/departments/taxoffice/> and click on Estimate Taxes. If your property record is new for 2021 you won't be able to use this feature. You can also visit hayscountytaxrates.com to learn more about how taxing units determine your tax liability. Taxing units will begin posting current year tax rate information to that website in August.

If you disagree with your proposed value and your notice shows an Online Protest ID (Passcode) you can file a protest at www.hayscad.com, see Online Appeal. Otherwise, you may submit a written protest with the enclosed form or a letter that identifies the property owner, the property and the reason for the protest to protest@hayscad.com. You can always send a protest by mail or hand it to the district office at the address above. A protest must be received by the protest deadline listed below.

If you qualified your home for an age 65 or older or disabled person homestead exemption for school taxes, the school taxes on that property cannot increase as long as you own and live in that home. The tax ceiling is the amount you pay the year you qualified for the age 65 or older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling unless you improve the home (other than normal repairs or maintenance.) If you have any questions or need more information, contact the appraisal office at info@hayscad.com.

Sincerely,
Laura Raven
Chief Appraiser
Enclosure

Protest Deadline: 05/17/2021
ARB Hearings Begin: 05/10/2021
Location of ARB Hearings: 21001 IH 35, Kyle TX 78640

Online Protest ID (Passcode): 2010996B20

pressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 7th day of April A. D. 1925,


Mary Santee Hanson.

Notary Public in and for Bexar County, Texas.

(SEAL)

Filed for Record on April 15th, A. D. 1925, at 8:30 A. M.

Recorded on April 17th, A. D. 1925, at 5:00 P. M.


CLERK COUNTY COURT, HAYS COUNTY, TEXAS.

-----oOo-----

THE STATE OF TEXAS

COUNTY OF HAYS

By a deed dated on November 28th, 1908, now of record in Book 56 at pages 90-1, of the Hays County Deed Records, Otto Meiners and wife conveyed to A. M. Ramsay 32½ acres of land out of the J. M. Veramendi League No. Two (2) in Hays County, Texas, said land lying near to and Northeasterly from the City of San Marcos in Hays County, Texas, and being bounded upon its most Northwestern side by the right-of-way and track of the International & Great Northern Railroad Company, and upon its most Northeastern end by the public road now called the Uhland Road and which road is in that deed described as the road running between the property thereby conveyed and the Bob Kyle lands then owned by Mrs. De Steiguer.

Shortly after the conveyance of that land to me I caused same to be subdivided into lots and a plat of such subdivision made; but I have heretofore failed to cause such plat to be recorded in the Deed Records of Hays County, Texas, for the information of the general public, although I have from time to time sold and conveyed lots, as shown by that plat.

Now, in consideration of the premises, and in order to evidence of record in a proper way the subdivision so made by me of that 32½ acres of land, and the location and dimensions of the various lots into which said land was so subdivided, I, the said A. M. Ramsay, grantee in that deed, do now here expressly show, provide and direct as follows:-

I.

That 32½ acres of land was and is so subdivided by me into ninety lots, with location and dimensions of each thereof as shown upon the plat of said subdivision hereto attached, marked Exhibit "A" and made part hereof.

That block of land as so subdivided by me begins at a point 50 ft. from the center line of the track of said Railroad Company, and at a point in the Southwest line of said public road, now called the Uhland Road, and that Southwest line of that road constitutes the most Northeastern line of the land so by me subdivided and the most Northwestern line thereof is 50 feet from and parallel with the center line of the main track of said Railroad Company, as same was on November 28th, 1908, and as same yet is.

II.

The subdivision so made by me is designated as the A. M. RAMSAY SUBDIVISION OF 32½ ACRES out of the J. M. VERAMENDI LEAGUE NO. TWO (2) in HAYS COUNTY, TEXAS, and may be so referred to in any deed of conveyance executed affecting any of the lots in that block of ground as so subdivided by me.

The streets as marked and shown on that plat and as they have continuously heretofore existed on the plat as originally prepared by me are as follows:-

(1) Sequin Street, Lockhart Street and Mill Street are each forty feet wide and running in general direction of Northeast and Southwest, and at right angles to said Uhland Road.

(2) The Streets shown on said plat and marked First Street, Second Street and Third

Street are each 50 feet wide and run parallel with said Uhland Road.

The dimensions of the several lots as shown upon that plat are in feet, and the majority of the lots are 80 by 160 feet, but a substantial part thereof vary from those dimensions, and the size thereof will be ascertained by reference to said plat.

III.

On what is referred to in that deed to me as the Bob Kyle lands is now located the Cotton Mill in course of construction, and on the copy of plat hereto annexed the location of the Cotton Mill tract appears, and that copy shows also in a general way the location of Millview Addition, as recently made by L. J. Eastwood.

IV.

Various deeds of conveyance have heretofore been executed by me and others covering lots in that subdivision, and this plat and deed of explanation and dedication accompanying same will be construed in connection with and become part of each and all of those deeds for information of all concerned as to the location and dimensions of any and all lots called for in such heretofore executed deeds.

V.

This instrument and the said plat accompanying same are executed by me for the use and benefit of all persons now owning, or who may hereafter own any lots in that subdivision, and in order to give all concerned the information herein contained, and in order that same may appear upon the proper record in the office of the County Clerk of Hays County, Texas

Witness my signature at San Marcos, Texas, on this April 9th, A. D. 1925.

A. M. Ramsay

THE STATE OF TEXAS

COUNTY OF HAYS,

Before the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared A. M. Ramsay, known to me to be the person whose name is subscribed to the foregoing instrument, and he to me acknowledged that he had executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this April 9th A. D. 1925.

Will G. Barber.

Notary Public in and for Hays County,
Texas.

(SEAL)

Filed for record April 15, A.D., 1925 at 3:50 o'clock P. M.

Recorded April 18, A.D., 1925 at 8:30 o'clock A. M.


CLERK COUNTY COURT, HAYS COUNTY, TEXAS.

First Read

1.3.6 IV

R. R.

J. M. VERA MENDI LEAGUE, N° 2.
HAYS COUNTY TEXAS
Conveyed to him by deed from Otto
Mendelers and wife, dated Nov. 18 1908
Recorded in Book 56, Page 76 Hays
County Deed Records.

Scale One Inch = 125 Feet

S. W. Minor & L.
SURVEYOR GAS CO

479