

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.*

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, James C. Spooner on behalf of the Patterson heirs
(owner name) on behalf of

(company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at

st 21 adjacent to Loop 110 in San Marcos (address).

I hereby authorize Scott Gaughan (agent name) on behalf of
Acres Advisory Group (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: 3 June 22

Printed Name, Title: JAMES C. SPOONER ON BEHALF OF THE PATTERSON HEIRS

Signature of Agent:  Date: 6/7/22

Printed Name, Title: Scott Gaughan

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: _____

Scott Gaughan

Form Updated October, 2019

Statement regarding the preferred scenario map:

The currently-adopted preferred scenario map area for the property subject to the development agreement shows this property is in a Low Intensity Area of Stability, adjacent to the Employment Corridor in very close proximity to the Airport. The proposed base district is Light Industrial (LI), which is intended for manufacturing and light industrial uses that promote economic viability and encourage employment growth, as would be appropriate for the airport area. LI is a Special District that is “not preferred” on the Comprehensive plan/District Translation Table, however, most of the property is a “2” on the Development Constraint Map scale, which means it is lower on the development constraints scale than many other properties. We believe an LI use that takes into account the development suitability of the adjacent airport area and so would be consistent with the comprehensive plan as contemplated in Section 4.1.1.6. In addition, the proposed use may be consistent upon the completion of the new comprehensive plan, which tentatively calls for the area to be within the “Commercial/Employment Low” area of the Draft Preferred Scenario Map. In addition, this location is especially appropriate for the proposed use because of the planned extension of FM 110, which the property would immediately abut on its western property line.

Subject Property Exhibit



COUNTY OF HAYS
STATE OF TEXAS

120.06 ACRES
OUTSIDE CLEAR ZONE ESM'T

PROJ. 37461.00
SPOONER TRACT

FIELD NOTE DESCRIPTION of a 120.06 acre tract of land situated within the Juan Martin Veramendi Survey, Abstract No. 17, and the Thomas G. McGehee Survey, Abstract No. 11, Hays County, Texas, being a portion of the tracts conveyed in Document No. 21046352, Hays County Official Public Records, and Volume 965, Page 376, said Official Public Records, being out of the residue of a called 100.0 acre tract of land described in Vol. 154, Pg. 503, Hays County Deed Records and the residue of a called 132 and 60/100 acres of land described in Book E, Page 203, said Deed Records; in all, said 120.06 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod found w/ illegible cap on the northwest right-of-way line of State Highway 21, a/k/a Airport Highway or Old San Antonio Road, a variable width state highway right-of-way recorded in Volume 117, Page 501, said Deed Records, for the south corner of Tract 1, Dove Meadow, recorded in Volume 7, Page 347, Hays County Plat Records, coincident with the east corner of said residue of 132 and 60/100 acres and the east corner and **POINT OF BEGINNING** of the herein described tract of land, from whence another 1/2" iron rod found bears North 45° West, 2.0 feet;

THENCE, along the northwest line of said State Highway 21, South 50° 22' 50" West, 741.74 feet to a ½" iron rod with orange "WESTWOOD 6530" cap set over an iron rod with aluminum cap found approximately 3 feet deep for the east corner of a 45.762 acre Clear Zone Easement described in Amended Award of Special Commissioners, recorded in Volume 509, Page 651, Hays County Official Public Records;

THENCE, along the northeast line of said Clear Zone Easement, North 39° 09' 13" West, 1483.78 feet to a ½" iron rod with orange "WESTWOOD 6530" cap set over an iron rod with aluminum cap found approximately 3 feet deep for the north corner of said Clear Zone Easement;

THENCE, along the northwest line of said Clear Zone Easement, South 42° 18' 56" West, passing at 850.03 feet an iron rod with aluminum cap found for the north corner of a called 2.923 acre tract owned in fee simple by the City of San Marcos, described in said Amended Award of Special Commissioners, recorded in Volume 509, Page 651, Hays County Official Public Records, at 925.03 feet an iron rod with aluminum cap found for the west corner of said 2.923 acre tract, and continuing in all a total distance of 1750.00 feet to a ½" iron rod with orange "WESTWOOD 6530" cap set over an iron rod with aluminum cap found approximately 3 feet deep for the west corner of said Clear Zone Easement;

THENCE, along the southwest line of said Clear Zone Easement, South 56° 12' 55" East, 1292.03 feet to an iron rod with aluminum cap found on the northwest right-of-way line of State Highway 21 for the south corner of said Clear Zone Easement;

THENCE, along the northwest line of said State Highway 21, South 50° 22' 50" West, 908.49 feet to a TxDOT type I concrete monument found for an angle point;

THENCE continuing along said northwest line of State Highway 21, South 48° 53' 58" West, 276.47 feet to a 1/2" iron rod with orange "WESTWOOD 6530" cap set at the intersection of said State Highway 21 and

FM Highway 110 (not yet constructed) for the east corner of a called 0.018 acre tract of land conveyed unto Hays County known as Parcel 14N, Part 2, recorded in Document No. 17041297, said Official Public Records, from whence a 1/2" iron rod found bears South 84° East, 1.3 feet;

THENCE, *along the north cutback line of the intersection of said State Highway 21 and FM Highway 110, North 86° 42' 11" West, 58.89 feet to a 1/2" iron rod with cap stamped "MCGRAY & MCGRAY" found on the northeast line of a called 3.346 acre tract of land conveyed unto Hays County known as Parcel 24N, recorded in Document No. 17039462, said Official Public Records, for the west corner of said 0.018 acre tract and an angle point of the herein described tract of land;*

THENCE, *along the northeast line of said FM Highway 110, North 46° 36' 46" West, passing at 795.06 feet a 1/2" iron rod with cap stamped "JE GARON RPLS 4303" found for the common north corner of said 3.346 acre tract and east corner of a called 2.830 acre tract conveyed unto Hays County known as Parcel 15N, recorded in Document No. 17027886, said Official Public Records, and continuing in all a total distance of 920.55 feet to a found 1/2" iron rod with cap stamped "MCGRAY & MCGRAY" for the south corner of a called 19.065 acre tract conveyed unto Hays County known as Parcel 14N, Part 1, recorded in Document No. 17041297, said Official Public Records, for an angle point of said FM Highway 110 and the herein described tract of land;*

THENCE *along the east line of said FM Highway 110 and said 19.065 acre tract, the following courses:*

North 27° 28' 44" West, 360.55 feet to a 1/2" bent iron rod,

North 06° 21' 14" East, 392.47 feet to a set 1/2" iron rod with cap stamped "WESTWOOD 6530" for the beginning of a tangent curve to the right,

Along the arc of said curve, having an arc length of 665.31 feet, a radius of 3275.00 feet, a delta of 11° 38' 23", and a chord bearing and distance of North 12° 10' 25" East, pass the approximate common northwest line of said residue of 132 and 60/100 acres and southeast line of said residue of 100.0 acres, and continuing in all a total distance of 664.17 feet to a found 1/2" iron rod for a point of tangency,

North 16° 34' 01" East, 290.02 feet to a set 1/2" iron rod with cap stamped "WESTWOOD 6530" for the beginning of a tangent curve to the right

Along the arc of said curve, having an arc length of 588.46 feet, a radius of 3295.00 feet, a delta of 10° 13' 57", and a chord bearing and distance of North 28° 09' 28" East, 587.68 feet to a found 1/2" iron rod for a point of tangency, and

North 33° 16' 27" East, 1551.31 feet to a found 1/2" iron rod with cap stamped "MCGRAY & MCGRAY" for the west corner of a called 97.04 acre tract conveyed unto Harris Hill Residential Land Holdings LLC, recorded in Document No. 20032223, said Official Public Records, coincident with the south corner of a called 11.736 acre tract conveyed unto Hays County known as Parcel

13N, recorded in Document No. 16008150, said Official Public Records, for the north corner of the herein described tract of land;

THENCE, along the northeast line of the herein described tract of land, South 45° 24' 07" East, pass at 1593.39 feet a 1" bent iron pipe (0.7 feet right of line) at the common southeast line of said 97.04 acre tract and northwest line of said Dove Meadow, pass at 2161.86 feet a ½" iron rod found with cap stamped "BYRN SURVEY" (0.7 feet right of line) at the common southeast line of Tract 2 and northwest line of Tract 1, Dove Meadow, and continuing in all a total distance of 2837.11 feet to the **POINT OF BEGINNING**.

Containing, in all, 120.06 acres or 5,229,600 square feet of land, more or less. Bearings based on the Texas State Plane Coordinate System for the South Central Zone, 4204 (NAD83, 2011 Adjustment).

