

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

Updated: October, 2018

Case # ZC-____-____



CONTACT INFORMATION

Applicant's Name		Property Owner	
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* \$1,030 plus \$100 per acre Technology Fee \$12 MAXIMUM COST \$3,012

**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/

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

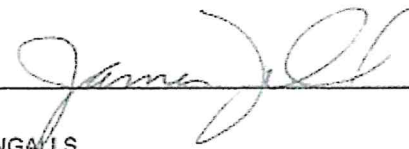
I, Jim Smith (Two Rivers Interests LP) (owner) acknowledge that I am the rightful owner of the property located at Redwood Rd, San Marcos, TX 78666 (See attached survey) (address).

I hereby authorize JAMES INGALLS (agent name) to serve as my agent to file this application for VOLUNTARY ANNEXATION / ZONING (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: 

Date: 4-17-18

Printed Name: JIM SMITH

Signature of Agent: 

Date: 4-17-18

Printed Name: JAMES INGALLS

To be completed by Staff:

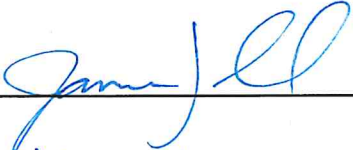
Case #

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

The City of San Marcos Land 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 is the responsibility of the applicant to periodically check the sign locations to verify that the signs remain in place until final action is taken on the application and have not been vandalized or removed until after such final decision or when such application is withdrawn by the applicant. It is the responsibility of the applicant to immediately notify the Planning and Development Services Department of missing or defective signs.***
- 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 \$85 plus an \$11 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 \$85 plus an \$11 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 INGALLS

Date: 8-24-18

To be completed by Staff: Case # _____ - _____ - _____



METES AND BOUNDS DESCRIPTION
FOR A
192.951 ACRE TRACT OF LAND
"ZONING"

Being a 192.951 acre tract of land out of the Barnette O. Kane Survey, Abstract No. 281, in Hays County, Texas, being a portion out of the remaining portion of a called 156.35 acre tract of land, as conveyed to Two Rivers Interests, LP, and recorded in Volume 4514, Page 304, of the Official Public Records of Hays County, Texas, being all of a called 99.36 acre tract of land, as conveyed to Two Rivers Interests, LP, and recorded in Document No. 18017502, of the Official Public Records of Hays County, Texas, and being a portion of the Right-of-Way of Redwood Road (also known as C.R. 232) (a variable width R.O.W.), and said 192.951 acre tract of land being more particularly described as follows:

COMMENCING at a ½" iron pin with cap stamped "Eagle Surveying" found in the Northeasterly Right-of-Way (R.O.W.) line of Redwood Road, being the most Westerly corner of said 99.36 acre tract of land, and same being the most Southerly corner of the remaining portion of said 156.35 acre tract of land;

THENCE with the Northeasterly R.O.W. line of said Redwood Road, same being the Southwesterly line of the remaining portion of said 156.35 acre tract of land, N 41° 16' 01" W, a distance of 49.30 feet to a point in the Northeasterly R.O.W. line of said Redwood Road, being in the Southwesterly line of the remaining portion of said 156.35 acre tract of land and being a Westerly corner of this herein described tract of land and the POINT OF BEGINNING;

THENCE departing the Northeasterly R.O.W. line of said Redwood Road, and across and through the remaining portion of said 156.35 acre tract of land, the following two courses:

N 60° 38' 29" E, a distance of 626.64 feet to a point for a Westerly interior corner;

N 41° 40' 53" W, a distance of 1,198.79 feet to a point in the Northwesterly line of the remaining portion of said 156.35 acre tract of land, same being the Southeasterly line of Lot 1, Block "A", of La Vista Foundation Subdivision, as recorded in Volume 8, Page 277-278, of the Map and Plat Records of Hays County, Texas, and being a Westerly corner of this herein described tract of land;

THENCE with the common line between the remaining portion of said 156.35 acre tract of land and said Lot 1, N 44° 12' 01" E, a distance of 1,583.17 feet to a point for the most Easterly Northeast corner of said Lot 1, and being a Northwesterly interior corner of the remaining portion of said 156.35 acre tract of land and this herein described tract of land;

THENCE continuing with the common line between the remaining portion of said 156.35 acre tract of land and said Lot 1, N 42° 04' 11" W, a distance of 1,391.97 feet to a point for the most Northerly corner of said Lot 1, being in the Southeasterly line of a called 58.94 acre tract of land, as conveyed to Enos Gary, executor of the estate of Eloise Crawford, and recorded in Volume 990, Page 795, of the Official Public Records of Hays County, Texas, and being the most Westerly Northwest corner of the remaining portion of said 156.35 acre tract of land and this herein described tract of land;

THENCE with the common line between said 58.94 acre tract of land and the remaining portion of said 156.35 acre tract of land, N 44° 05' 24" E, a distance of 521.18 feet to a point for the most Easterly corner of said 58.94 acre tract of land, being in the Southwesterly line of Lot 17, Block 6, of the Hills of Hays Subdivision, Phase 2, as recorded in Volume 4, Page 337, of the Map and Plat Records of Hays County, Texas, and being the most Northerly corner of the remaining portion of said 156.35 acre tract of land and this herein described tract of land;

THENCE with the Southwesterly line of the said Hills of Hays Subdivision, Phase 2, same being the Northeasterly line of the remaining portion of said 156.35 acre tract of land, S 40° 59' 56" E, a distance of 591.72 feet to a point for the most Southerly corner of Lots 24 and 25, of said Hills of Hays Subdivision, Phase 2, same being the most Westerly corner of the remaining portion of a called 195.677 acre tract of land, as conveyed to Two Rivers Interests, LP, and recorded in Document No. 12036811, of the Official Public Records of Hays County, Texas, and being a Northerly Northeast corner of the remaining portion of said 156.35 acre tract of land and this herein described tract of land;

THENCE with the common line between the remaining portion of said 156.35 acre tract of land and the remaining portion of said 195.677 acre tract of land, S 41° 06' 18" E, a distance of 2,654.16 feet to a point in the Southwesterly line of the remaining portion of said 195.677 acre tract of land, being the most Northerly corner of the aforementioned 99.36 acre tract of land, being the most Easterly corner of the remaining portion of said 156.35 acre tract of land, and being a Northeasterly corner of this herein described tract of land;

THENCE with the Northeasterly line of said 99.36 acre tract of land, with the Southwesterly line of the remaining portion of said 195.677 acre tract of land, and with the Southwesterly line of a called 125.0 acre tract of land, as conveyed to James S. Lane, and recorded in Volume 878, Page 325, of the Official Public Records of Hays County, Texas, S 41° 15' 44" E, a distance of 1,615.62 feet to a point in the Southwesterly line of said 125.0 acre tract of land, being the most Northerly corner of a called 99.56 acre tract of land, as conveyed to Two Rivers Interests, LP, and recorded in Document No. 12036811, of the Official Public Records of Hays County, Texas, and being the most Easterly corner of said 99.36 acre tract of land and this herein described tract of land;

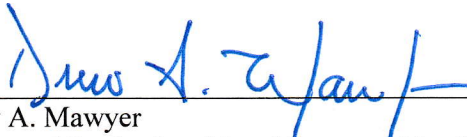
THENCE departing the Southwesterly line of said 125.0 acre tract of land, and with the common line between said 99.56 acre tract of land and said 99.36 acre tract of land, S 60° 21' 36" W, at a distance of 2,714.98 feet passing the most Southerly corner of said 99.36 acre tract of land, same being the most Westerly corner of said 99.56 acre tract of land, and being in the Northeasterly R.O.W. line of aforementioned Redwood Road, and continuing across and through the R.O.W. of said Redwood Road, for a total distance of 2,796.79 feet to a point in the Southwesterly R.O.W. line of said Redwood Road, and being the most Southerly corner of this herein described tract of land;

THENCE with the Southwesterly R.O.W. line of said Redwood Road, N 41° 42' 16" W, a distance of 1,686.14 feet to a point in the Southwesterly R.O.W. line of said Redwood Road, and being a Westerly corner of this herein described tract of land;

THENCE departing the Southwesterly R.O.W. line of said Redwood Road, and across and through the R.O.W. of said Redwood Road, N 60° 38' 29" E, a distance of 81.76 feet to the POINT OF BEGINNING, and containing 192.951 acres of land, more or less.

"This document was prepared under 22 TAC §663.21, 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."

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



Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W SH 46, New Braunfels, Texas, 78132
MOE307- REDWOOD- 192.951 AC- 052819

