

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

Updated: October, 2018

Case # ZC-\_\_\_\_-\_\_\_\_



## CONTACT INFORMATION

|                                    |  |                                |  |
|------------------------------------|--|--------------------------------|--|
| <b>Applicant's Name</b>            | Doucet & Associates (Ed Theriot)               | <b>Property Owner</b>          | SHC Holdings (Scott Snyder)              |
| <b>Applicant's Mailing Address</b> | 7401B Hwy. 71 W., Ste. 160<br>Austin, TX 78735 | <b>Owner's Mailing Address</b> | P.O. Box 160523<br>Austin, TX 78716-0523 |
| <b>Applicant's Phone #</b>         | 512-583-2600 o / 512-618-2865 c                | <b>Owner's Phone #</b>         | 512-347-7320                             |
| <b>Applicant's Email</b>           | etheriot@doucetengineers.com                   | <b>Owner's Email</b>           | ssnyder@rstaxcpa.com                     |

## PROPERTY INFORMATION

**Subject Property Address(es):** E. McCarty & S. Old Bastrop Hwy, San Marcos, TX 78666

**Legal Description:** Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision 29.4 ac out of Cyrus Wickson Survey, Abstract #474

**Total Acreage:** 29.4 acres (out of 31.456 ac) **Tax ID #: R** 85746

**Preferred Scenario Designation:** Dev. Zone: East Village **Existing Zoning:** ETJ

**Existing Land Use(s):** Vacant

## DESCRIPTION OF REQUEST

**Proposed Zoning District(s):** CD-3

**Proposed Land Uses / Reason for Change:**

Annexation application has been submitted, Site development for single-family residential development requires rezoning

## 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/](http://WWW.MYGOVERNMENTONLINE.ORG/)**



## CHECKLIST FOR ZONING CHANGE, ZONING OVERLAY OR HISTORIC DISTRICT

| The following items are requested for consideration of this application. These and additional items may be required at the request of the Department  |  | Comments  |
|---|--|---|
| <input type="checkbox"/>  | Pre-application conference with staff is recommended<br>Please call 512-393-8230 to schedule             |   |
| <input type="checkbox"/>  | Completed Application for Zoning Change, Overlay, or Establishment of Historic District/Landmark         |   |
| <input type="checkbox"/>  | Copy of Subdivision Plat or Metes & Bounds   | Metes & bounds for overall subdivision is attached                      |
| <input type="checkbox"/>  | CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet |   |
| <input type="checkbox"/>  | Certificate of no tax delinquency  | Copies of current Account Summary & Tax Receipts are attached           |
| <input type="checkbox"/>  | Proof of Ownership   | Deed attached: Vol. 4595, Pg. 398                                       |
| <input type="checkbox"/>  | Lien Holder(s) Name and Mailing Address(es)  | Trustee: Rex G. Baker, III,<br>P.O. Box 718, Dripping Springs, TX 78620 |
| <input type="checkbox"/>  | Agreement to the placement of notification signs and acknowledgement of notification requirements        | Attached  |
| <input type="checkbox"/>  | Property Owner Authorization   | Signed Agent Authorization Letter is attached.                          |
| <input type="checkbox"/>  | Filing Fee \$1,030 + \$100 per acre (\$3,000 max)<br>Technology Fee \$12                                 |   |
| <b>**San Marcos Development Code Section 2.3.1.1(C): “Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete...”</b> |  |   |

September 6, 2019

Authority Having Jurisdiction (AHJ)

RE: Agent Authorization for an approximately 36 tract located at the intersection of Rattler Road and CR 266 in Hays County, Texas

Doucet & Associates, Inc. is authorized to act as Agents for SHC, Holdings, LLC, owner of the property, locally known as ABS 474, being a 31.456 AC tract and a 3.944 acre tract located in the Cyrus Wickson Survey, with regard to coordinating, submitting and processing all necessary development related permits, zoning requests and plats with the various Authorities Having Jurisdiction.

If you should have any questions, please contact me.

**SHC Holdings, LLC**

By:



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**Scott Snyder**  
**ssnyder@rstaxcpa.com**  
**512-347-7320**

## 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 \$88 plus an \$12 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 \$88 plus a \$12 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: 9/30/2019

Print Name: Ed Theriot



Exhibit “ — ”

7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

[Doucetngineers.com](http://Doucetngineers.com)

McCarty Lane  
Hays County, Texas

D&A Job No. 1787-001  
November 27, 2019

**METES & BOUNDS DESCRIPTION**  
**For 29.40 Acres [1,280,644 Square Feet]**

**BEING A 29.40 ACRE [1,280,644 SQUARE FEET] TRACT OF LAND OUT OF THE CYRUS WICKSON SURVEY, ABSTRACT NUMBER 474, BEING OUT OF A CALLED 35.40 ACRE TRACT OF LAND DESCRIBED IN VOLUME 4595, PAGE 398 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAID 29.40 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a calculated point in the south line of said 35.40 acre tract, same being in the apparent northwest right-of-way line of Old Bastrop Road (County Road 266), no record information found, and same being a point in the arc of a curve to the right;

**THENCE**, with the southeast line of said 35.40 acre and the apparent northwest right-of-way line of Old Bastrop Road, the following two (2) courses and distances;

- 1) With said curve to the right, having an arc length of 180.25 feet, a radius of 460.00 feet, a delta angle of  $22^{\circ}27'04''$ , and a chord which bears  $S41^{\circ}08'02''W$ , a distance of 179.10 feet to a found 1/2 inch iron rod,
- 2)  $S52^{\circ}22'02''W$ , passing at 885.61 feet, a 1/2 inch iron rod, found for reference, and continuing in all 942.24 feet to a 1/2 inch iron rod, found for the south corner of said 35.40 acres and the herein described tract, same being the southeast corner of a called 10.265 acre tract, described in Volume 2761, Page 162 [O.P.R.H.C.T.]

**THENCE**,  $N46^{\circ}06'13''W$ , with the southwest line of said 35.40 acres and the northeast line of said 10.265 acres, for a distance of 1,335.73 feet to 1/2 inch iron rod, found for the west corner of said 35.40 acres, the north corner of said 10.265 acres, and same being in the southeast line of a called 60.435 acre tract described in Volume 3698, Page 591 [O.P.R.H.C.T.];

**THENCE**,  $N44^{\circ}08'35''E$ , with the westerly northwest line of said 35.40 acres, and the southeast line of said 60.435 acres, for a distance of 697.25 feet to a 1/2 inch iron rod, found for the westerly north corner of said 35.40 acres and the herein described tract, same being the west corner of A Hillside Village, Section 1, as recorded in Volume 8, Page 148 of the Plat Records of Hays County, Texas [P.R.H.C.T.], same being the west corner of Lot 9 of said A Hillside Village, Section 1;

**(CONTINUED ON NEXT PAGE)**

COMMITMENT YOU EXPECT.  
EXPERIENCE YOU NEED.  
PEOPLE YOU TRUST.

**THENCE**, S46°01'51"E, with the westerly northeast line of said 35.40 acres, and the southwest line of said Lot 9, for a distance of 335.04 feet to a 1/2 inch iron rod with "Byrn" cap, found for the south corner of said Lot 9, same being in the northwest right-of-way line of Cerro Vista Drive, 60 feet wide per recorded plat;

**THENCE**, S19°22'40"E, continuing with the westerly northeast line of said 35.40 acres and the southerly terminus right-of-way line of Cerro Vista Drive, for a distance of 67.29 feet to a 1/2 inch iron rod, found in the southeast right-of-way line of Cerro Vista Drive, same being the west corner of Lot 17 of said A Hillside Village, Section 1;

**THENCE**, with the common lines of the 35.40 acres to Lots 17, 16, 15, and 14 of said A Hillside Village, Section 1, the following three (3) courses and distances;


- 1) S46°02'02" E, a distance of 286.55 feet to a 1/2 inch iron rod, found for the south corner of Lot 17,
- 2) N44°07'40"E, passing at a distance of 233.93 feet, a 1/2 inch iron rod, found for the common southerly corner of Lots 16 and 15, and continuing in all 350.84 feet to 1/2 inch iron rod, found for an angle point in a northwest line of said 35.40 acres and the herein described tract, same being the common southerly corner of Lots 15 and 14,
- 3) N47°46'10"E, a distance of 98.70 feet a calculated point for the easterly north corner of the herein described tract, same being in the south line of Lot 14;

**THENCE**, S45°45'12"E, over and across said 35.40 acre tract, for a distance of 773.13 feet back to the **POINT OF BEGINNING** of the herein described tract and containing 29.40 acres [1,280,644 square feet].

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010.  
Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

I, Garrett Cavauiolo, Registered Professional Land Surveyor, hereby certify that this metes and bounds description represents an actual survey performed on the ground under my supervision.

  
Garrett Cavauiolo  
Registered Professional Land Surveyor  
Texas Registration No. 6714  
Doucet & Associates, Inc.  
GCavauiolo@DoucetEngineers.com  
TBPLS Firm No. 10105800

11/27/19  
Date

