

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



Updated: October, 2018

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

## CONTACT INFORMATION

Applicant's Name	Doucet & Associates (Ed Theriot)	Property Owner	SHC Holdings (Scott Snyder)
Applicant's Mailing Address	7401B Hwy. 71 W., Ste. 180 Austin, TX 78735	Owner's Mailing Address	P.O. Box 160523 Austin, TX 78716-0523
Applicant's Phone #	512-583-2600 o / 512-618-2865 c	Owner's Phone #	512-347-7320
Applicant's Email	etheriot@doucetengineers.com	Owner's Email	ssnyder@rstaxcpa.com

## PROPERTY INFORMATION

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

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision 6 ac out of Cyrus Wickson Survey, Abstract #474

Total Acreage: 6 acres

Tax ID #: R 85746, R85792

Preferred Scenario Designation: Dev. Zone: East Village

Existing Zoning: ETJ

Existing Land Use(s): Vacant

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-5

Proposed Land Uses / Reason for Change: \_\_\_\_\_

Commercial / Property is being annexed and therefore zoning must be assigned for development of the tract

## 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 checked="" type="checkbox"/>	Pre-application conference with staff is recommended Please call 512-393-8230 to schedule	
<input checked="" type="checkbox"/>	Completed Application for Zoning Change, Overlay, or Establishment of Historic District/Landmark	
<input checked="" type="checkbox"/>	Copy of Subdivision Plat or Metes & Bounds	
<input type="checkbox"/>	CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	
<input checked="" type="checkbox"/>	Certificate of no tax delinquency	Copies of current Account Summary & Tax Receipts are attached
<input checked="" type="checkbox"/>	Proof of Ownership	
<input checked="" type="checkbox"/>	Lien Holder(s) Name and Mailing Address(es)	Trustee: Rex G. Baker, III, P.O. Box 718, Dripping Springs, TX 78620
<input checked="" type="checkbox"/>	Agreement to the placement of notification signs and acknowledgement of notification requirements	
<input checked="" type="checkbox"/>	Property Owner Authorization	Signed Agent Authorization Letter is attached
<input checked="" type="checkbox"/>	Filing Fee \$1,030 + \$100 per acre (\$3,000 max) 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:



---

**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  
September 06, 2019

**METES & BOUNDS DESCRIPTION**  
**For 6.00 Acres [261,359 Square Feet]**

**BEING A 6.00 ACRE [261,359 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 6.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2 inch iron rod, found for the east corner of the herein described tract and said 35.40 acres, same being the south corner of a called 0.12 acre tract described in Volume 3592, Page 145 [O.P.R.H.C.T.] same being at the intersection of the apparent southwest right-of-way line of McCarty Lane (County Road 233), no record information found, and the apparent northwest right-of-way line of Old Bastrop Road (County Road 266), no record information found;

**THENCE**, with the southeast line of said 35.40 acre and the apparent northwest right-of-way line of Old Bastrop Road, the following four (4) courses and distances;

- 1) S23°16'03" W, a distance of 91.74 to a 1/2 inch iron rod with “Byrn” cap, found at the start of a curve to the left,
- 2) With said curve to the left, having an arc length of 175.93 feet, a radius of 540.00 feet, a delta angle of 18°40'02”, and a chord which bears S18°11'01”W, 175.16 feet to a found 1/2 inch iron rod with “Byrn” cap,
- 3) S08°50'48”W, a distance of 131.10 feet to a 1/2 inch iron rod found at the start of a curve to the right,
- 4) With said curve to the right, having an arc length of 170.97 feet, a radius of 460.00 feet, a delta angle of 21°17'41”, and a chord which bears S19°50'40”W, 169.98 feet to a point for the south corner of the herein described tract,

**THENCE**, N45°45'12”W, over and across said 35.40 acres, a distance of 773.15 feet to a point for the west corner of the herein described tract, same being in a northwest line of the 35.40 acres, and also being in the southeast line of Lot 14 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.],

**(CONTINUED ON NEXT PAGE)**

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



**THENCE**, N47°46'10"E, with a northwest line of said 35.40 acres and the southeast lines of Lots 14, 13, and 12 of said A Hillside Village, Section 1, passing at a distance of 18.95 feet a 1/2 inch iron rod, found for the common southerly corner of Lots 14 and 13, and passing at a distance of 136.72 feet a 1/2 inch iron rod, found for the common southerly corner of Lots 13 and 12, and continuing in all 174.76 feet to a 1/2 inch iron rod, found for an exterior corner of said 35.40 acres and the herein described tract, same being the west corner of the remainder of Lot 18 of said A Hillside Village, section 1, further described in Document Number 16037515 [O.P.R.H.C.T.]

**THENCE**, with the lines common to the remainder of Lot 18 and said 35.40 acre tract, the following two (2) courses and distances;

- 1) S46°08'50" E, a distance of 159.87 feet to a 1/2 inch iron rod, found for the south corner of Lot 18,
- 2) N47°47'46"E, a distance of 321.75 feet, to a 1/2 inch iron rod with "Byrn" cap, found for the easterly north corner of said 35.40 acres and the herein described tract, being the east corner of the remainder of Lot 18, same being the south corner of a called 0.03 acre tract described in Volume 3510, Page 283 [O.P.R.H.C.T.], and same being in the apparent southwest right-of-way line of said McCarty Lane,

**THENCE**, with the apparent southwest right-of-way line of McCarty Lane and the easterly northeast line of said 35.40 acre tract, the following three (3) courses and distances;

- 1) S48°23'27" E, a distance of 118.08 feet to a point at the start of a curve to the right,
- 2) With said curve to the right, having an arc length of 37.92 feet, a radius of 969.00 feet, a delta angle of 02°14'31", and a chord which bears S46°46'08"E, 37.91 feet to a found 1/2 inch iron rod,
- 3) S46°09'13"E, a distance of 169.20 feet back to the **POINT OF BEGINNING** of the herein described tract and containing 6.00 acres [261,359 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

9/6/19  
\_\_\_\_\_  
Date

