

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

Updated: October, 2018

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



## CONTACT INFORMATION

Applicant's Name	JIM GLASGOW	Property Owner	PALACE WAY PARTNERS LLC
Applicant's Mailing Address	6531 FOX RUN SAN ANTONIO, TEXAS 78233	Owner's Mailing Address	6531 fox run San Antonio, Texas 78233
Applicant's Phone #	210-413-7230	Owner's Phone #	6531 fox runSan Antonio, Texas 78233
Applicant's Email	JEGLASGOW@YAHOO.COM	Owner's Email	6531 fox runSan Antonio, Texas 78233

## PROPERTY INFORMATION

Subject Property Address(es): 4087 sTATE HWY 21 SAN MARCOS, TEXAS 78666

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision A0011 THOMAS G MCGEHEE SYRVEY PT 41

Total Acreage: 14.90 Tax ID #: R 11304

Preferred Scenario Designation: LIGHT INDSTRIAL Existing Zoning: N/A

Existing Land Use(s): AG

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): LI

Proposed Land Uses / Reason for Change: TO ACCURE SEWER SERVICE FOR LIGHT INDUSTRIAL DEVELOPMENT

## 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/)**

## PROPERTY OWNER AUTHORIZATION

I, \_\_\_\_\_ (owner) acknowledge that I am the rightful owner of the property located at \_\_\_\_\_ (address).

I hereby authorize \_\_\_\_\_ (agent name) to file this application for \_\_\_\_\_ (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: \_\_\_\_\_

Date: 3-7-2020

Printed Name: JIM E GLASGOW

Signature of Agent: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_



## 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.

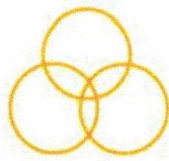
- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request 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: \_\_\_\_\_

Print Name: \_\_\_\_\_



## REPLAT

### STATE OF TEXAS - CITY OF SAN MARCOS

WHEREAS, Palaceway Partners LLC owns a 59.62ac tract of land situated in the Thomas G. McGehee survey, A-11, Hays County, Texas. Conveyed in volume 723 page 39, Plat record 7042-19-2-c; Hays County, TX. Same being a tract of land described to Trinity Group as conveyed in Instrument number 9927062, official public records, Hays County, Texas. And being more particularly described by metes and bounds as follows: Grid north of the Texas state plane coordinate system, NAD 83, South central zone.

The proposed plat divides the existing property into two plats. This industrial plat being 14.90 acres.

#### *Industrial Plat Metes and Bounds*

Beginning at 1/2" Iron rod with plastic cap found at southeast corner said POB-R same being southeast of Mrs. Millie Gary Et Vir to the State of Texas recorded in the public records Volume 117, Page 493. Hays County, Texas. And lying on the north Right of Way of the State Highway Number 21.

THENCE, North 50 degrees, 26 minutes and 21.87 seconds East, with the west Right of Way of said State Highway Number 21, drive a distance of 118.16 feet towards 1/2" " Iron rod with plastic cap stamped "Byrn Associates".

THENCE, North 45 degrees, 25 minutes and 53.13 seconds West, parallel with the adjacent gravel road said Cow Trail, drive a distance of 1,530.10 feet towards 1/2" " Iron rod with plastic cap.

THENCE, North 12 degrees, 08 minutes and 40 seconds East, towards the adjacent gravel road said Cow Trail, drive a distance of 175.99 feet towards 1/2" " Iron rod. Same lying on the left right of way of Cow Trail.

THENCE, North 0 degrees, 48 minutes and 43.60 seconds East, with the west right of way of said Cow Trail. Drive a distance of 886.52 feet to 1/2" Iron rod with plastic cap stamped "Byrn Associates". Same being the southwest corner of the Industrial lot.

THENCE, North 46 degrees, 32 minutes and 33.74 seconds West, same being the west side of the Industrial Plat and the right edge of road of Dukes Rd, drive a distance of 1,306.58 feet to 1/2" Iron rod with plastic cap stamped "Byrn Associates". Same being the west side of the Industrial plat.



THENCE, North 53 degrees, 02 minutes and 00.38 seconds West, same being the west side of the Industrial Plat and the right edge of road of Dukes Rd, drive a distance of 224.38 feet to 1/2" Iron rod with plastic cap stamped "Byrn Associates". Same being the northwest corner of the Industrial plat.

THENCE, South 38 degrees, 05 minutes and 05.46 seconds West, of the northwest corner of the Industrial plat and the right edge of road of Dukes Rd, drive a distance of 443.59 feet to 1/2" Iron rod with plastic cap stamped "Byrn Associates". Same being southeast of Abundant Life Christian Church to Hays County recorded in the public records Volume 5158, Page 87. Public records, Hays County, Texas. And lying on the east right of way of the Harris Hill Road Sport Vehicle Track.

THENCE, South 34 degrees, 57 minutes and 58.46 seconds West, drive a distance of 438.82 feet to 1/2" Iron rod with plastic cap. Same being southwest of Abundant Life Christian Church to Hays County recorded in the public records Volume 5158, Page 87. Public records, Hays County, Texas. And the northwest corner of the proposed plat.

THENCE, South 46 degrees, 29 minutes and 03.48 seconds East, being southwest of Abundant Life Christian Church to Hays County recorded in the public records Volume 5158, Page 87. Public records, Hays County, Texas. And the northwest corner of the proposed plat. drive a distance of 2104.26 feet to 1/2" Iron rod with plastic cap stamped "Byrn Associates".

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TRINITY GROUP, does hereby adopt this Proposed Plat designating the herein above described property as PALACE WAY DEVELOPMENT, an addition to the City of San Marcos, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, is hereby dedicated in fee simple to the City of San Marcos for municipal purposes. The utility and fire lane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose

*TRINITY GROUP*

PAGE 2 OF 3

*A Real Estate Development Service Company*

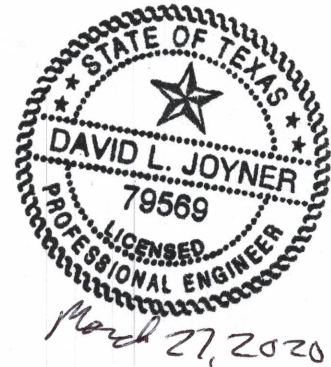
838 Meyer Rd., NB, TX 78638-1503 • Ph. 830.303.3283  
In Austin 512.807.7310 • Eagle Ford 830.303.3283  
Houston 713.574.1949 • San Antonio 210.209.9976  
[www.trinitycompanies.biz](http://www.trinitycompanies.biz)

of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of San Marcos.



Dr. David L. Joyner, P.E  
TX Firm 12656



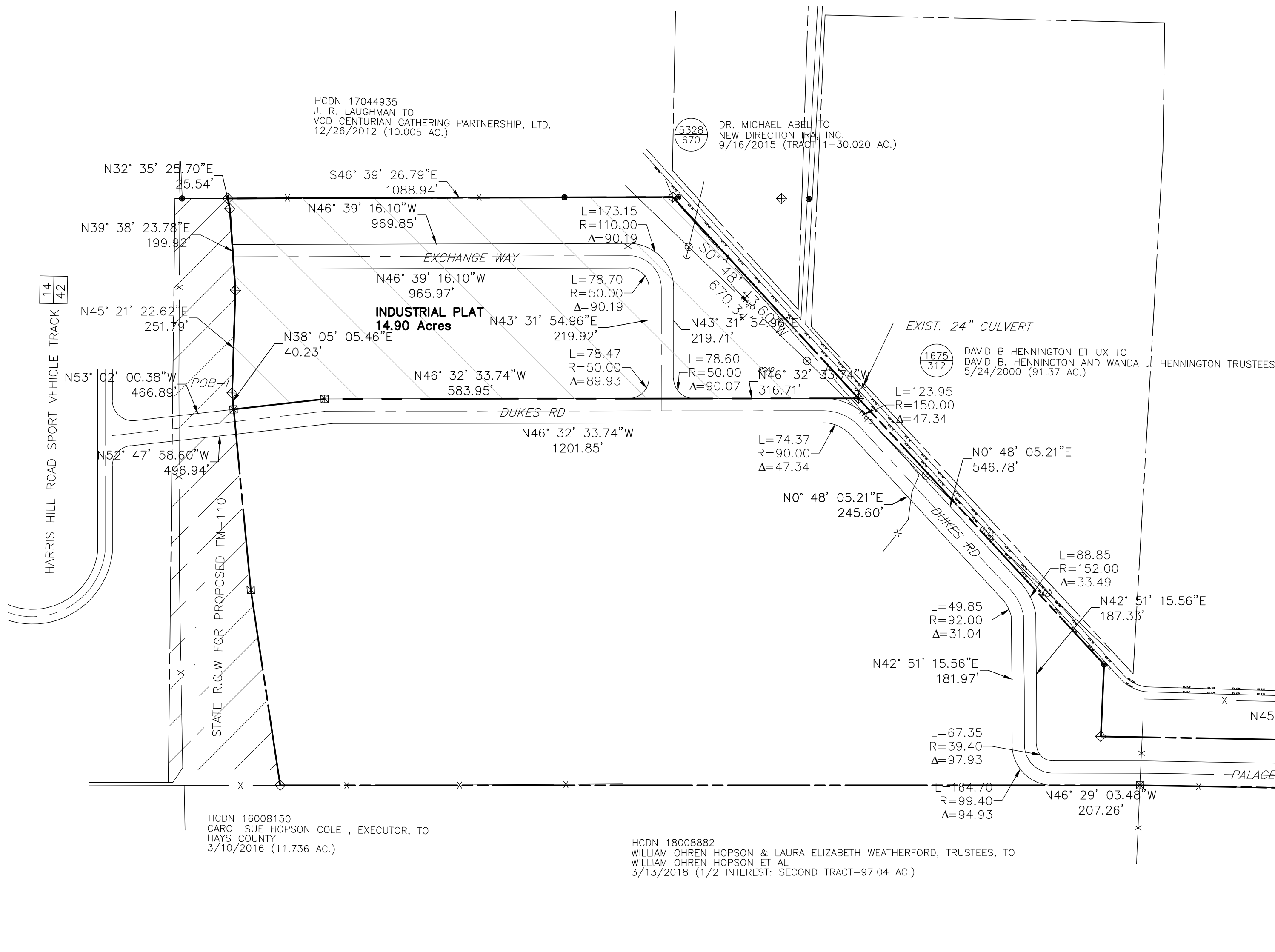
TRINITY GROUP

PAGE 3 OF 3

A Real Estate Development Service Company

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Houston 713.574.1949 • San Antonio 210.209.9976  
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SURVEYORS NOTES

1. FENCES MEANDER.
2. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0415F, DATED 9/28/2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS ENGINEER DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT; THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED JULY 15, 2019 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
6. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

LEGEND

- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- HAYS COUNTY PLAT RECORDS
- HAYS COUNTY DOCUMENT NUMBER
- 

CERTIFICATION

I CERTIFY THAT THESE PLAT SHEETS ARE COMPLETE, ACCURATE, AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO CITY APPROVAL. THE RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF SAN MARCOS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

THIS PLAT IS ACCOMPANIED BY A SEVEN (7) PAGE REPLAT DOCUMENT DESCRIBING EACH METES AND BOUNDS THOROUGHLY.

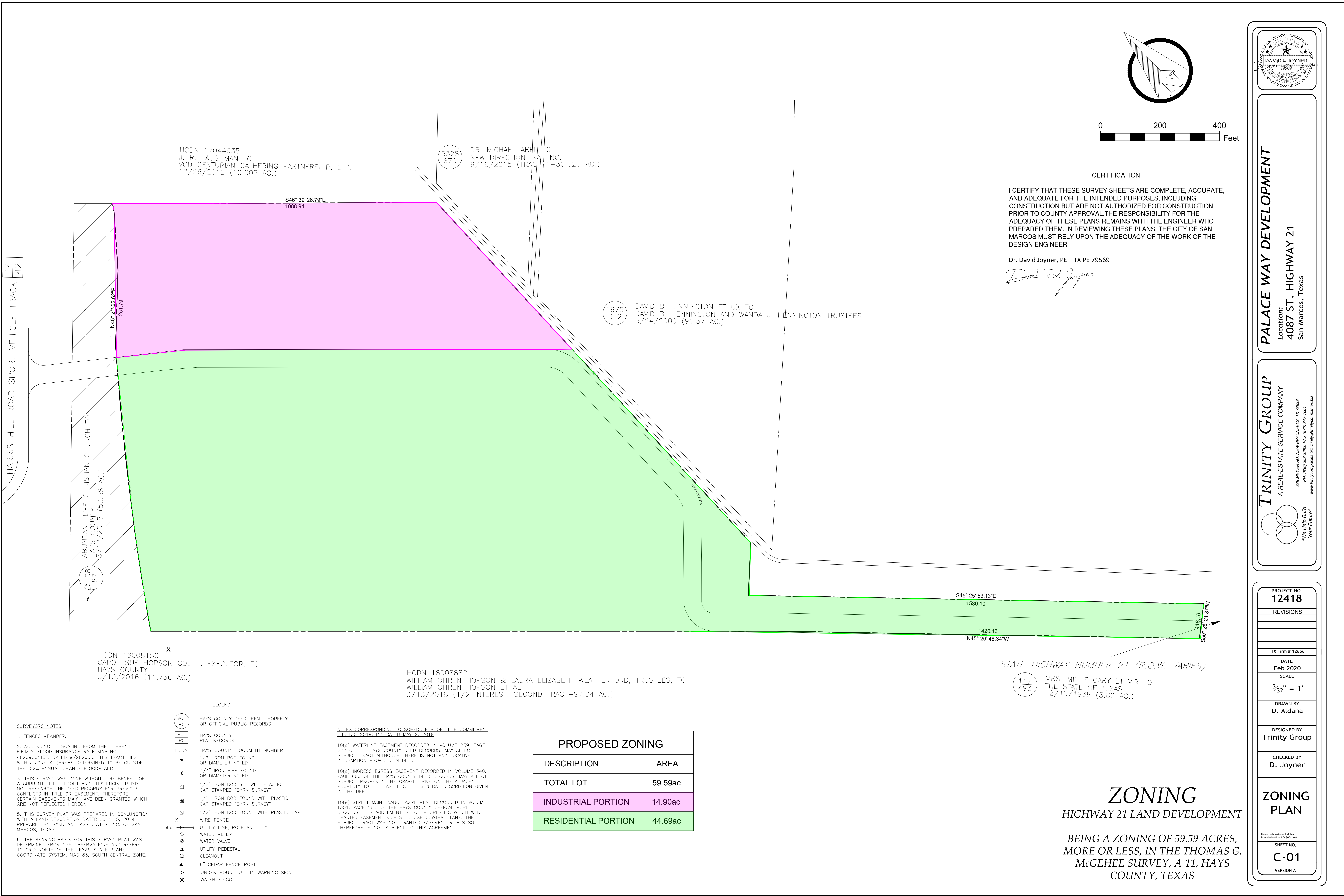
Dr. David Joyner, PE TX PE 79569

*David L. Joyner*



MRS. MILLIE GARY ET VIR TO THE STATE OF TEXAS 12/15/1938 (3.82 AC.)

PROJECT NO. <b>12148</b>	REVISIONS	DRAWN BY <b>D. Aldana</b>	SCALE 1" = 200'		SHEET NO. <b>C-01</b>	<b>PROPOSED PLAT FOR INDUSTRIAL DEVELOPMENT</b>	 <b>TRINITY GROUP</b> A REAL-ESTATE SERVICE COMPANY 838 MEYER RD. NEW BRAUNFELS, TX 78638 PH. (830) 303-3283. FAX (972) 842-7001 www.trinitycompanies.biz trinity@trinitycompanies.biz	<b>PALACE WAY DEVELOPMENT</b> Location: <b>4087 ST. HIGHWAY 21</b> San Marcos, Texas	
TX Firm # <b>12656</b>		DESIGNED BY <b>Trinity Group</b>			SHEET NO. <b>C-01</b>				
DATE <b>Mar 2020</b>		CHECKED BY <b>D. Joyner</b>			VERSION A <small>Unless otherwise noted this is scaled to fit a 18"x24" sheet</small>				



14  
42

HARRIS HILL ROAD SPORT VEHICLE TRACK

ABUNDANT LIFE CHRISTIAN CHURCH TO  
HAYS COUNTY  
3/12/2015 (5.058 AC.)

(5158  
87)

HCDN 16008150  
CAROL SUE HOPSON COLE , EXECUTOR, TO  
HAYS COUNTY  
3/10/2016 (11.736 AC.)

(5328  
670)

DR. MICHAEL ABEL TO  
NEW DIRECTION IRA, INC.  
9/16/2015 (TRACT 1-30.020 AC.)

(1675  
312)

DAVID B HENNINGTON ET UX TO  
DAVID B. HENNINGTON AND WANDA J. HENNINGTON TRUSTEES  
5/24/2000 (91.37 AC.)

HCDN 18008882  
WILLIAM OHREN HOPSON & LAURA ELIZABETH WEATHERFORD, TRUSTEES, TO  
WILLIAM OHREN HOPSON ET AL  
3/13/2018 (1/2 INTEREST: SECOND TRACT-97.04 AC.)

LEGEND

(VOL  
PG)

HAYS COUNTY DEED, REAL PROPERTY  
OR OFFICIAL PUBLIC RECORDS

(VOL  
PG)

HAYS COUNTY  
PLAT RECORDS

HCDN

HAYS COUNTY DOCUMENT NUMBER

●

1/2" IRON ROD FOUND

OR DIAMETER NOTED

⊙

3/4" IRON PIPE FOUND

OR DIAMETER NOTED

⊠

1/2" IRON ROD SET WITH PLASTIC

CAP STAMPED "BYRN SURVEY"

⊠

1/2" IRON ROD FOUND WITH PLASTIC

CAP STAMPED "BYRN SURVEY"

— X —

WIRE FENCE

ohu

UTILITY LINE, POLE AND GUY

⊙

WATER METER

⊙

WATER VALVE

▲

UTILITY PEDESTAL

□

CLEANOUT

▲

6" CEDAR FENCE POST

—

UNDERGROUND UTILITY WARNING SIGN

X

WATER SPIGOT

NOTES CORRESPONDING TO SCHEDULE B OF TITLE COMMITMENT  
G.F. NO. 20190411 DATED MAY 2, 2019

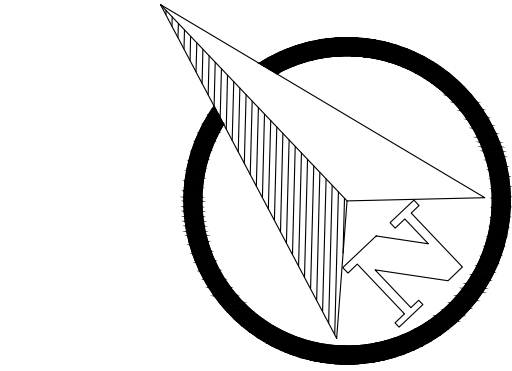
10(c) WATERLINE EASEMENT RECORDED IN VOLUME 239, PAGE  
222 OF THE HAYS COUNTY DEED RECORDS. MAY AFFECT  
SUBJECT TRACT ALTHOUGH THERE IS NOT ANY LOCATIVE  
INFORMATION PROVIDED IN DEED.

10(d) INGRESS EGRESS EASEMENT RECORDED IN VOLUME 340,  
PAGE 666 OF THE HAYS COUNTY DEED RECORDS. MAY AFFECT  
SUBJECT PROPERTY. THE GRAVEL DRIVE ON THE ADJACENT  
PROPERTY TO THE EAST FITS THE GENERAL DESCRIPTION GIVEN  
IN THE DEED.

10(e) STREET MAINTENANCE AGREEMENT RECORDED IN VOLUME  
1301, PAGE 165 OF THE HAYS COUNTY OFFICIAL PUBLIC  
RECORDS. THIS AGREEMENT IS FOR PROPERTIES WHICH WERE  
GRANTED EASEMENT RIGHTS TO USE COWTRAIL LANE. THE  
SUBJECT TRACT WAS NOT GRANTED EASEMENT RIGHTS SO  
THEREFORE IS NOT SUBJECT TO THIS AGREEMENT.

PROPOSED ZONING

DESCRIPTION	AREA
TOTAL LOT	59.59ac
INDUSTRIAL PORTION	14.90ac
RESIDENTIAL PORTION	44.69ac



0 200 400  
Feet

CERTIFICATION

I CERTIFY THAT THESE SURVEY SHEETS ARE COMPLETE, ACCURATE,  
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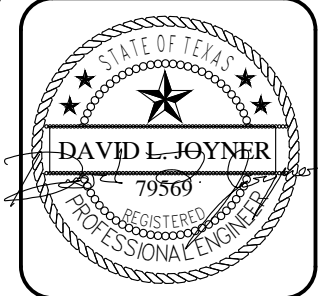
Dr. David Joyner, PE TX PE 79569

David D. Joyner

STATE HIGHWAY NUMBER 21 (R.O.W. VARIES)

(117  
493)

MRS. MILLIE GARY ET VIR TO  
THE STATE OF TEXAS  
12/15/1938 (3.82 AC.)



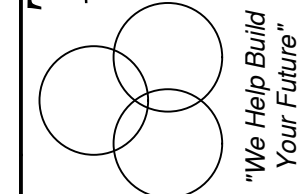
PALACE WAY DEVELOPMENT

Location:  
4087 ST. HIGHWAY 21  
San Marcos, Texas

TRINITY GROUP

A REAL-ESTATE SERVICE COMPANY

888 MEYER RD. NEW BRAUNFELS, TX 78638  
PH: (830) 303-3283 FAX (872) 842-7001  
www.trinitycompanies.biz trinity@trinitycompanies.biz



PROJECT NO.  
12418

REVISIONS

TX Firm # 12656

DATE  
Feb 2020

SCALE  
3/32" = 1'

DRAWN BY  
D. Aldana

DESIGNED BY  
Trinity Group

CHECKED BY  
D. Joyner

ZONING  
PLAN

Unless otherwise noted this  
is scaled to fit a 24x36" sheet

SHEET NO.

C-01

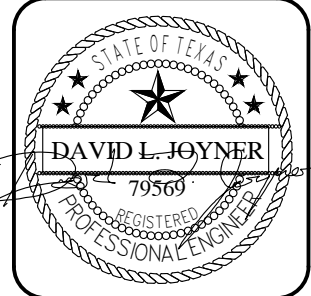
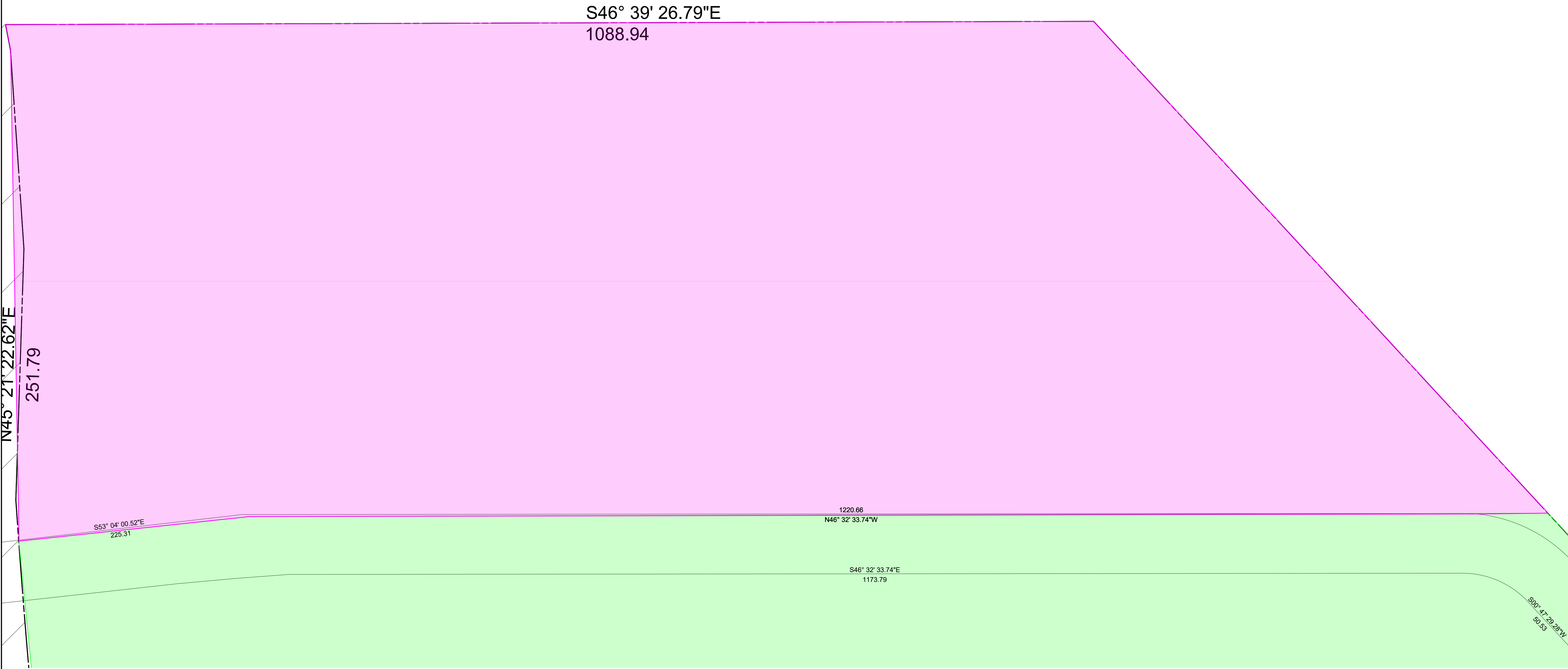
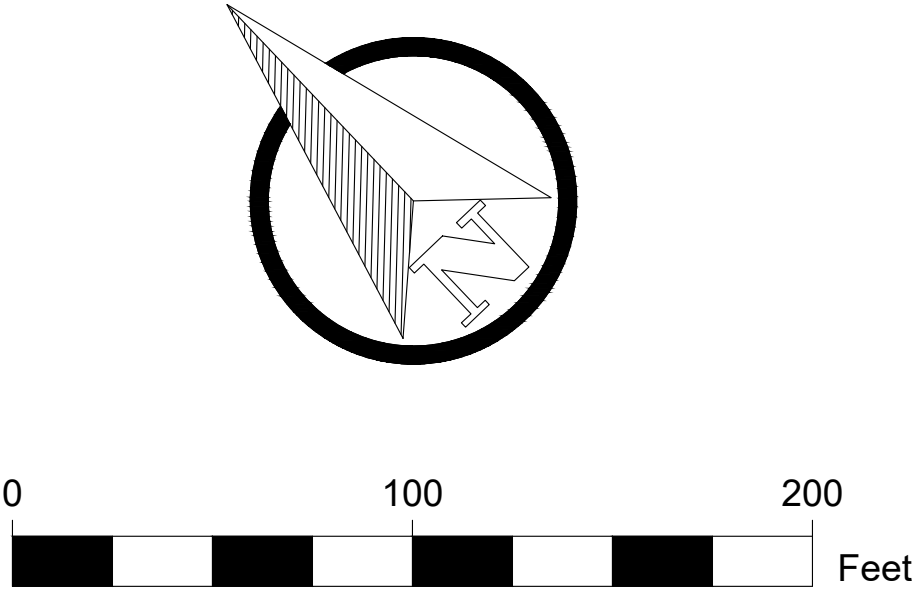
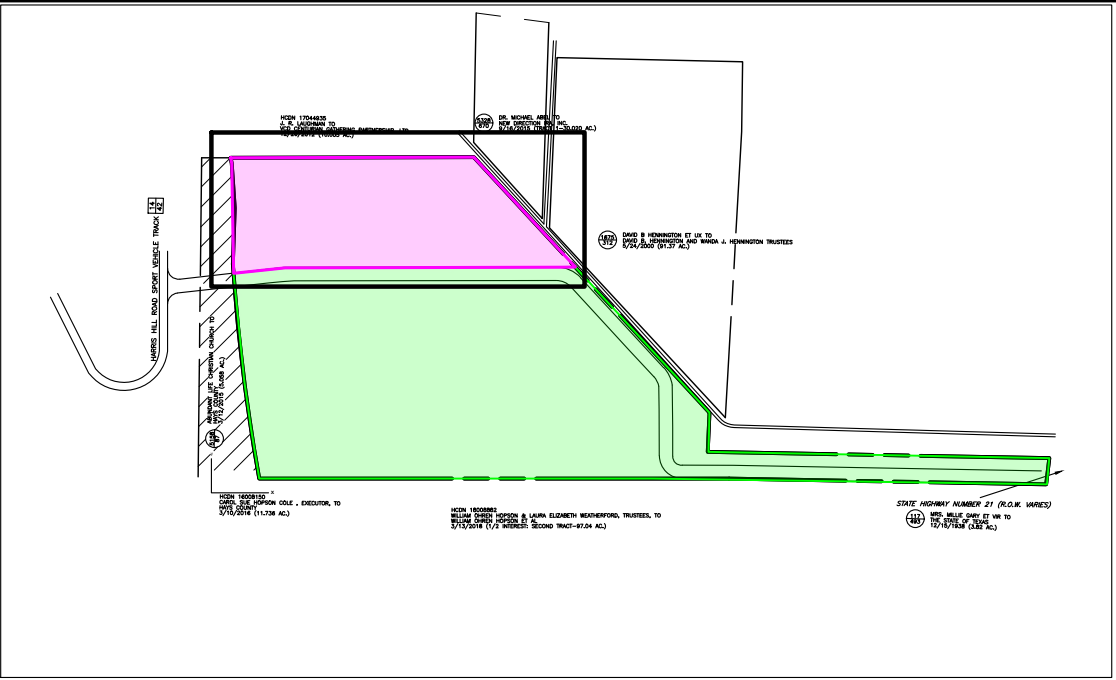
VERSION A

ZONING  
HIGHWAY 21 LAND DEVELOPMENT

BEING A ZONING OF 59.59 ACRES,  
MORE OR LESS, IN THE THOMAS G.  
McGEHEE SURVEY, A-11, HAYS  
COUNTY, TEXAS



PROPOSED ZONING	
DESCRIPTION	AREA
TOTAL LOT	59.59ac
INDUSTRIAL PORTION	14.90ac

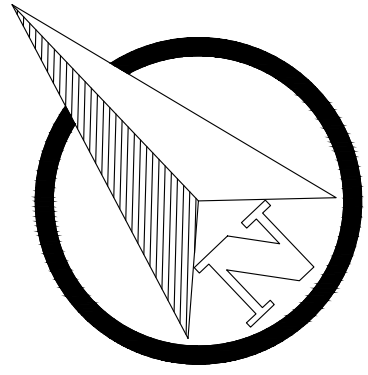
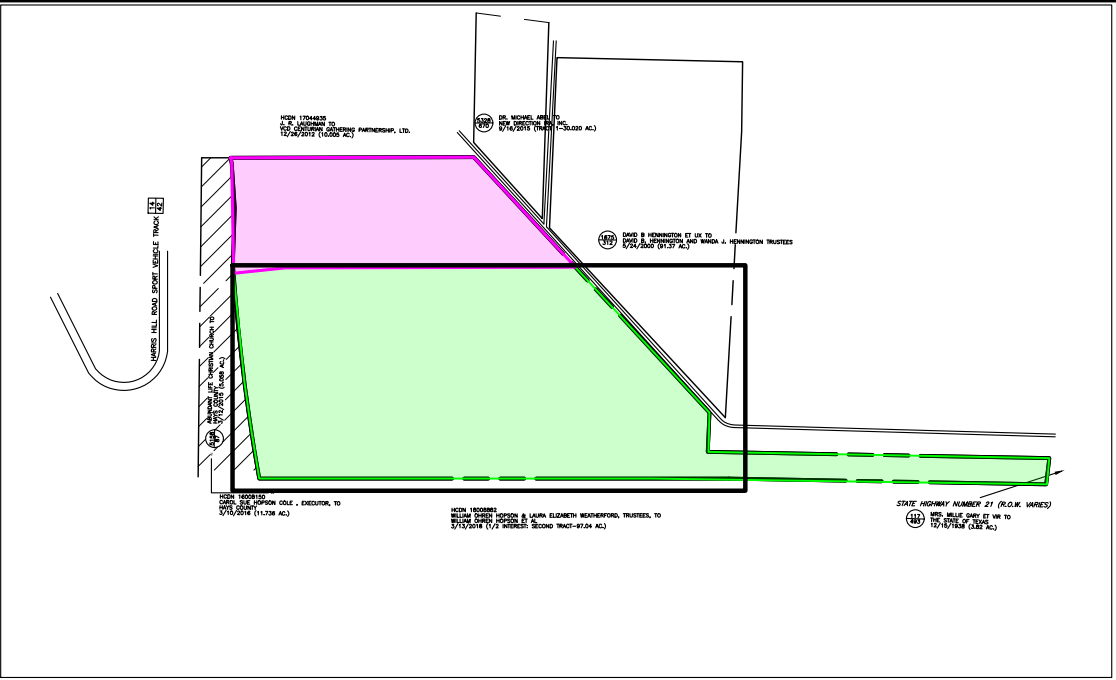


**PALACE WAY DEVELOPMENT**  
Location:  
**4087 ST. HIGHWAY 21**  
San Marcos, Texas

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www.trinitycompanies.biz, trinity@trinitycompanies.biz  
"We Help Build Your Future"

PROJECT NO. <b>12418</b>
REVISIONS
TX Firm # 12656
DATE Feb 2020
SCALE 1/4" = 1'
DRAWN BY D. Aldana
DESIGNED BY Trinity Group
CHECKED BY D. Joyner
PROPOSED INDUSTRIAL ZONING
UNLESS OTHERWISE NOTED THIS IS SCALED TO FIT A 24" X 36" SHEET
SHEET NO. <b>C-02</b>
VERSION A

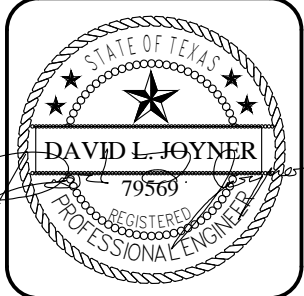
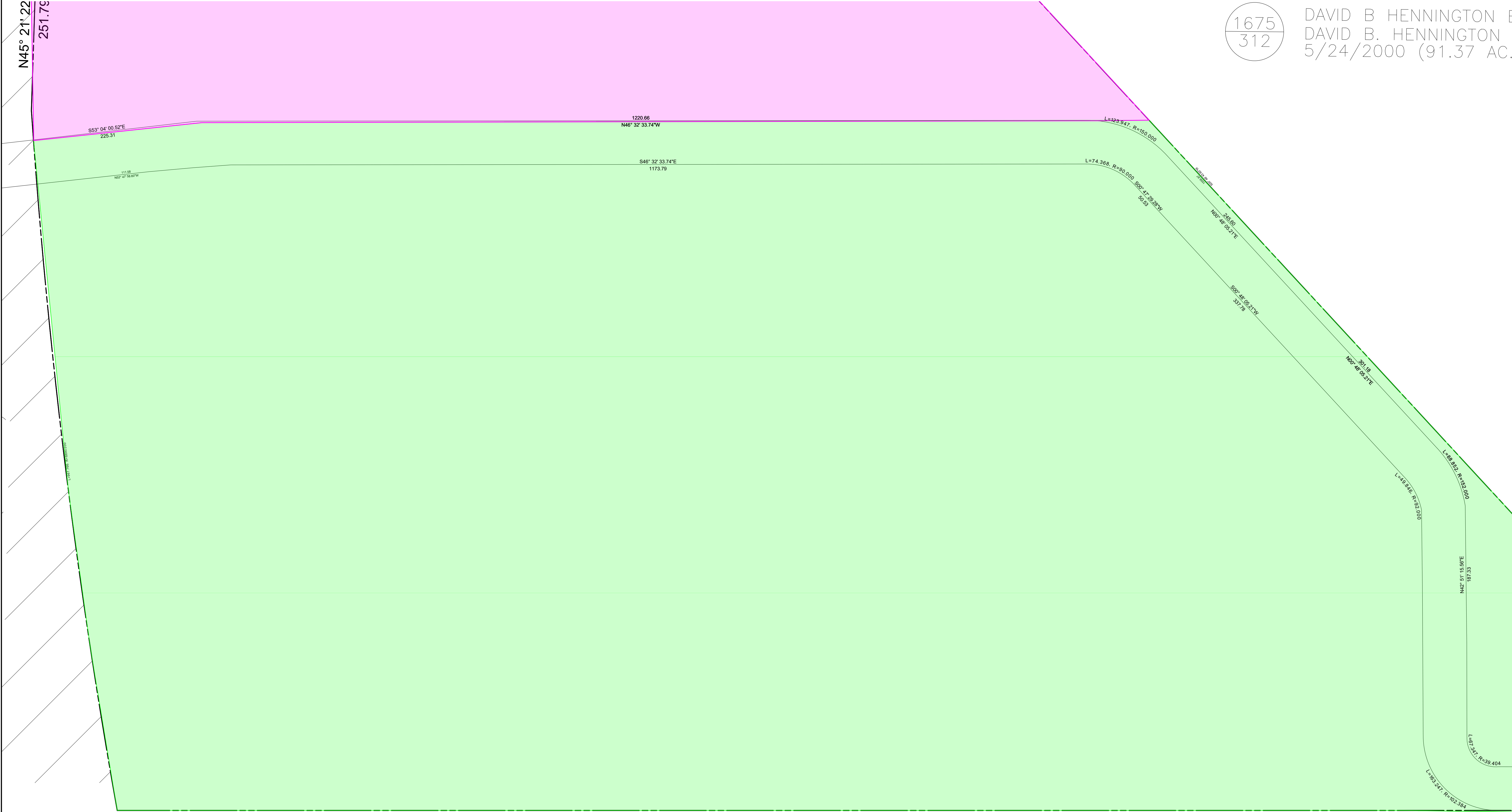
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DESCRIPTION	AREA
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0 100 200 Feet

1675  
312

DAVID B HENNINGTON E  
DAVID B. HENNINGTON  
5/24/2000 (91.37 AC.)



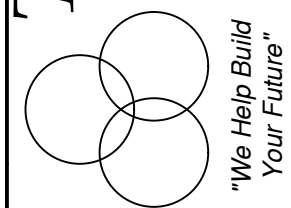
**PALACE WAY DEVELOPMENT**

Location:  
**4087 ST. HIGHWAY 21**  
San Marcos, Texas

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PROJECT NO.  
**12418**

REVISIONS

TX Firm # 12656

DATE  
**Feb 2020**

SCALE  
**3/16" = 1'**

DRAWN BY  
**D. Aldana**

DESIGNED BY  
**Trinity Group**

CHECKED BY  
**D. Joyner**

**PROPOSED  
RESIDENTIAL  
ZONING**

Unless otherwise noted this  
is scaled to fit a 24" x 36" sheet

SHEET NO.

**C-03**

VERSION A