

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
A00011 Thomas g McGehee survey T-PT of 41,
Legal Description: Lot _____ Block _____ Subdivision _____
Total Acreage: 44.69 Tax ID #: R 11304
Preferred Scenario Designation: _____ Existing Zoning: N/A
Existing Land Use(s): ag

DESCRIPTION OF REQUEST

Proposed Zoning District(s): MH
Proposed Land Uses / Reason for Change: _____
Manufactured home community Development utilities

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/

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.

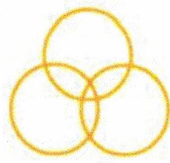
- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request 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, Trinity Group 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 records, 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 property in two plats The residential plat being 44.69 acres.

RESIDENTIAL PLAT -

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 Trial.

THENCE, North 0 degrees, 48 minutes and 43.60 seconds East, with the west right of way of said Cow Trial. Drive a distance of 886.52 feet. 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 "Trinity Companies". 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 "Trinity Companies". 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 "Trinity Companies.

THENCE, South 45 degrees, 26 minutes and 48.34 seconds East, being part of the left edge of road of Dukes road. Drive a distance of 1,420.16' towards POB-R, same being the west Right of Way of State Highway Number 21.

PALACE WAY / DUKES ROAD - LEFT EDGE OF ROAD

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 45 degrees, 26 minutes and 48.34 seconds West of said POB-R, drive a distance of 1,420.16 feet towards 1/2" Iron rod with plastic cap stamped "Trinity Companies placed on the southwest side of the property.

THENCE, North 46 degrees, 29 minutes and 03.48 seconds West of said 1/2" Iron rod with plastic cap stamped "Trinity Companies. Drive a distance of 207.26 feet towards said PC (Point of Curvature) of curve.

TRINITY GROUP

PAGE 2 OF 6

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

THENCE, meet said PT (Point of Tangent) via 164.70 feet with a radius of 99.40 feet and a PI delta of 94.93 towards North 42 degrees, 51 minutes and 15.56 seconds East at a Tangent length of 105.42 feet.

THENCE, North 42 degrees, 51 minutes and 15.56 seconds East of said PT, drive a distance of 181.97 feet towards PC of the second road curve of Dukes Road.

THENCE, meet said PT (Point of Tangent) via 49.85 feet with a radius of 92 feet and a PI delta of 31.04 towards South 0 degrees, 48 minutes and 05.21 seconds West at a Tangent length of 32.48 feet.

THENCE, North 0 degrees, 48 minutes and 05.21 seconds East of said PT, drive a distance of 245.60 feet towards PC of the third road curve of Dukes Road.

THENCE, meet said PT (Point of Tangent) via 74.37 feet with a radius of 90 feet and a PI delta of 47.34 towards North 46 degrees, 32 minutes and 33.74 seconds West at a Tangent length of 39.45 feet.

THENCE, North 46 degrees, 32 minutes and 33.74 seconds West of said PT, drive a distance of 1,201.85 feet towards the north center of the property line.

THENCE, North 52 degrees, 47 minutes and 58.60 seconds West of said point. Drive a distance of 496.94 feet to meet with Harris Hill Road Sport Vehicle Track. Apply a standard apron according to the Civil Drawings of said project.

- PALACE WAY / DUKES ROAD - RIGHT EDGE OF ROAD -

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 of said POB-R, drive a distance of 60.32 feet towards said Right edge of road of Palace Way.

THENCE, North 45 degrees, 26 minutes and 48.34 seconds West of said Right edge of road of Palace Way, drive a distance of 1,530.10 feet towards said PC (Point of Curvature) of the first road curve of Palace Way.

THENCE, meet said PT (Point of Tangent) via 67.35 feet with a radius of 39.40 feet and a PI delta of 97.93 towards North 42 degrees, 51 minutes and 15.56 seconds East at a Tangent length of 56.60 feet.

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PAGE 3 OF 6

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THENCE, North 42 degrees, 51 minutes and 15.56 seconds East of said PT, drive a distance of 187.33 feet towards PC of the second road curve of Dukes Road.

THENCE, meet said PT (Point of Tangent) via 88.85 feet with a radius of 152 feet and a PI delta of 33.49 towards North 0 degrees, 48 minutes and 05.21 seconds East at a Tangent length of 55.89 feet.

THENCE, North 0 degrees, 48 minutes and 05.21 seconds East of said PT, drive a distance of 546.78 feet towards PC of the third road curve of Dukes Road.

THENCE, meet said PT (Point of Tangent) via 123.95 feet with a radius of 150 feet and a PI delta of 47.34 towards North 46 degrees, 32 minutes and 33.74 seconds West at a Tangent length of 65.76 feet.

THENCE, North 46 degrees, 32 minutes and 33.74 seconds West of said PT, drive a distance of 316.71 feet towards the PC of said intersection with Exchange Way.

THENCE, North 46 degrees, 32 minutes and 33.74 seconds West of said PC intersection with Exchange way, drive a distance of 160 feet towards the PT intersection with Exchange Way.

THENCE, North 46 degrees, 32 minutes and 33.74 seconds West of said PT intersection with Exchange way, drive a distance of 583.96 feet towards said 1/2" Iron Rod that meets Industrial and Residential Plats.

THENCE, North 53 degrees, 02 minutes and 00.38 seconds West of said point. Drive a distance of 466.89 feet to meet with Harris Hill Road Sport Vehicle Track. Apply a standard apron according to the Civil Drawings of said project.

RIGHT OF WAY for ST. Hwy. 21

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, South 45 degrees, 26 minutes and 48.34 seconds East, being said West Right-of-Way of State Highway Number 21. Drive a distance of 112.33 feet towards East Right-of-Way of State Highway Number 21.

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PAGE 4 OF 6

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THENCE, North 50 degrees, 04 minutes and 54.11 seconds East, being said East Right-of-Way of State Highway Number 21. Drive a distance of 118.08 feet, same being the Right-of-Way limit of State Highway Number 21.

THENCE, North 45 degrees, 26 minutes and 48.34 seconds West, being said East Right-of-Way of State Highway Number 21. Drive a distance of 111.50 feet towards 1/2" Iron rod of said Palace way Property Line, same being West side of said Right-of-Way of State Highway Number 21.

THENCE, North 50 degrees, 26 minutes and 21.87 seconds East, being said towards 1/2" Iron rod of said Palace way Property Line, same being West side of said Right-of-Way of State Highway Number 21. Drive a distance of 118.16 feet towards POB-R.

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 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.

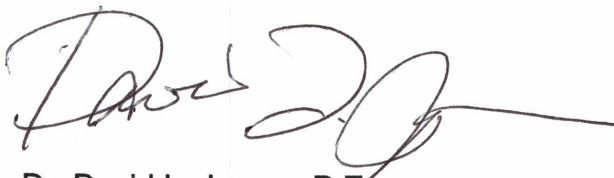
TRINITY GROUP

PAGE 5 OF 6

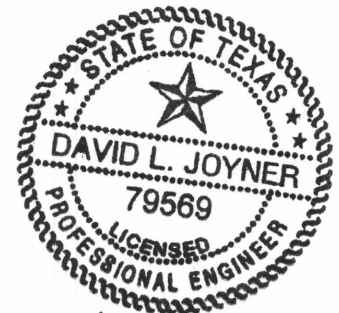
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This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of San Marcos.



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



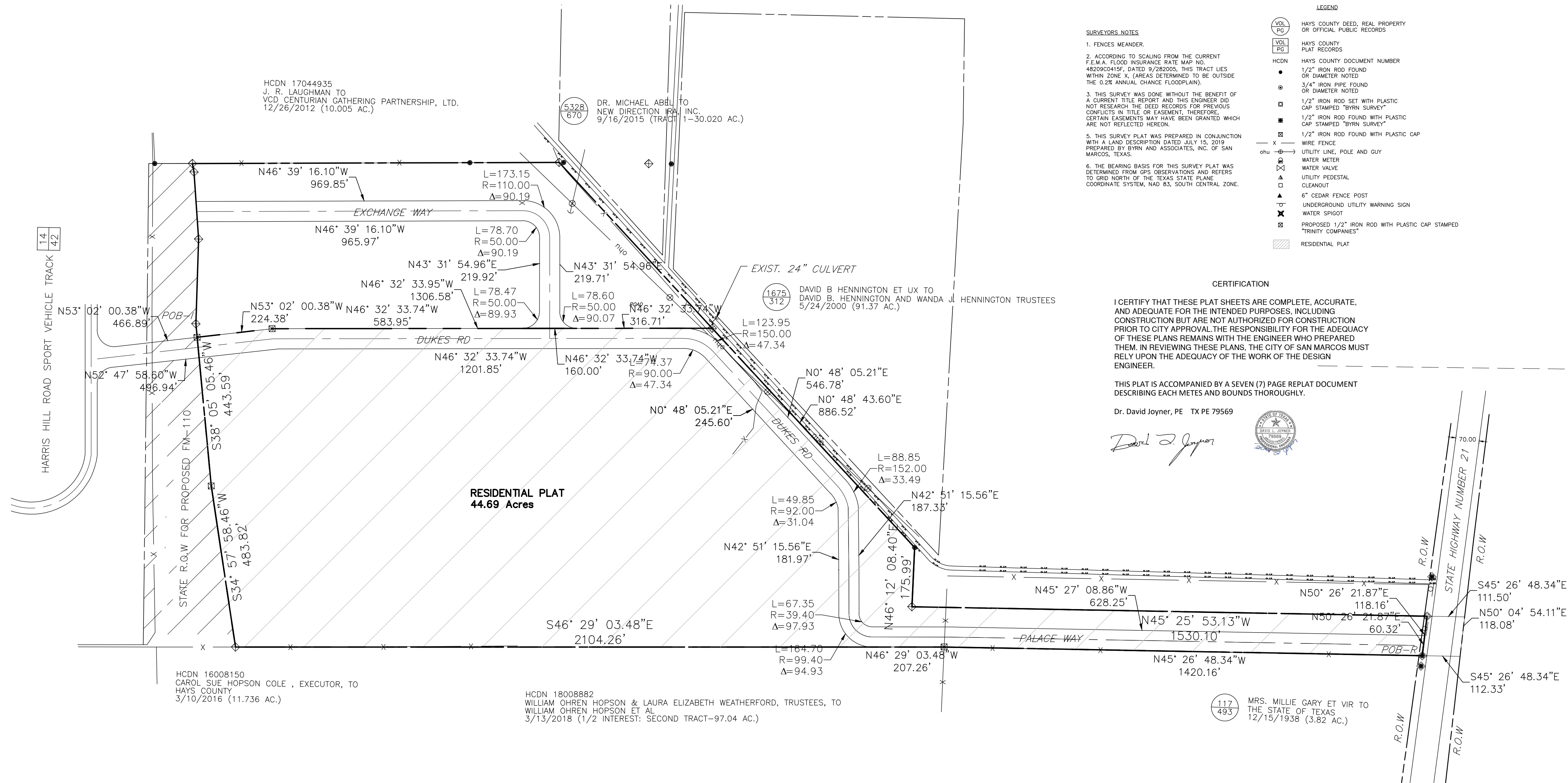
March 27, 2020

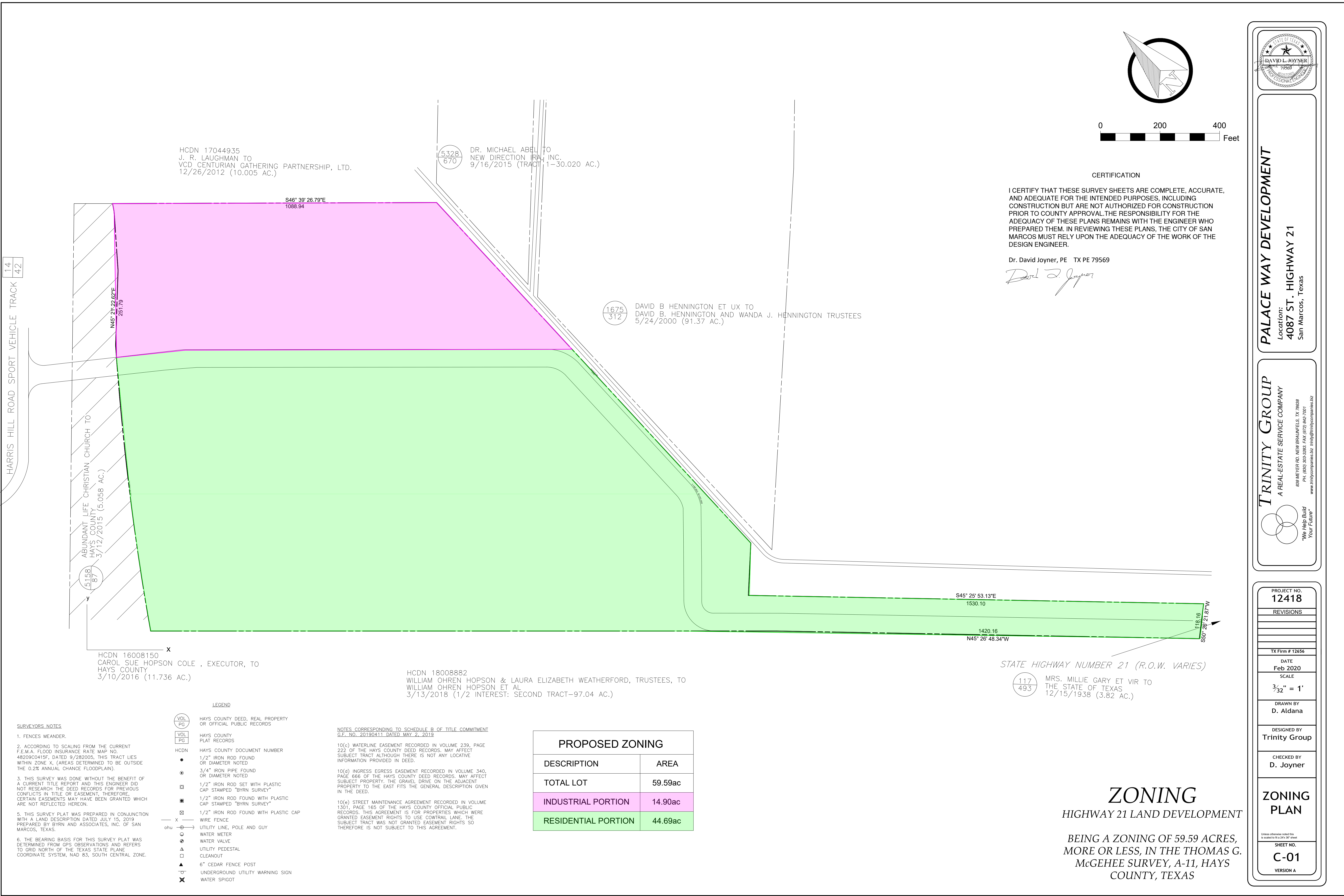
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A Real Estate Development Service Company

PAGE 6 OF 6

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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"

⊠

1/2" IRON ROD FOUND WITH PLASTIC CAP

— 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

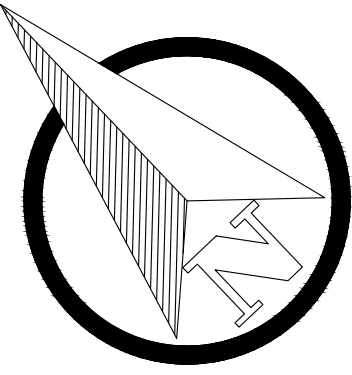
10(c) WATERLINE EASEMENT RECORDED IN VOLUME 239, PAGE
222 OF THE HAYS COUNTY DEED RECORDS. MAY AFFECT
SUBJECT TRACT ALTHOUGH THERE IS NOT ANY LOCATIVE
INFORMATION PROVIDED IN DEED.

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,
AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING
CONSTRUCTION BUT ARE NOT AUTHORIZED FOR CONSTRUCTION
PRIOR TO COUNTY 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.

Dr. David Joyner, PE TX PE 79569

David D. Joyner



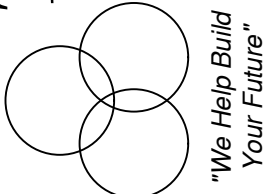
PALACE WAY DEVELOPMENT

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

1
2
3
4
5
6
7
8
9
10

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

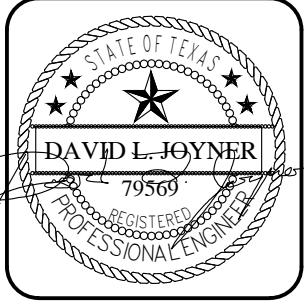
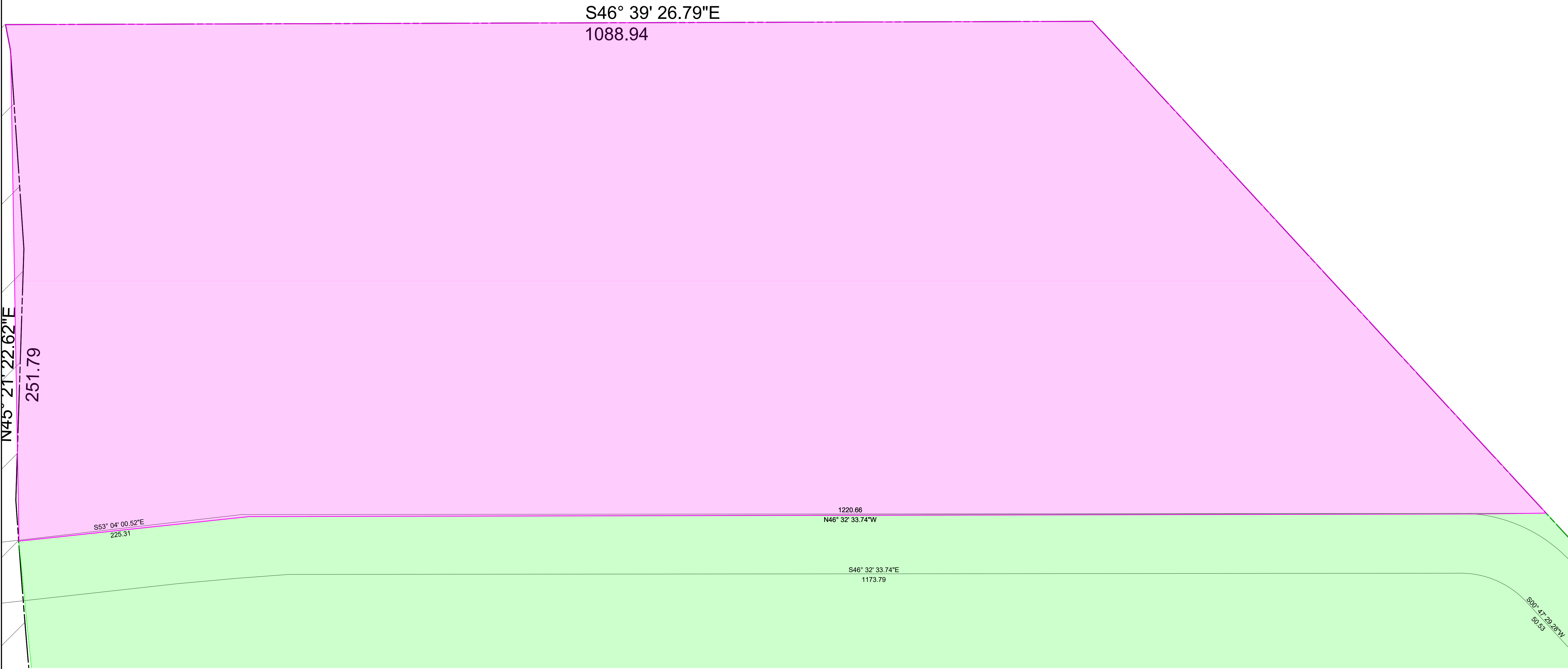
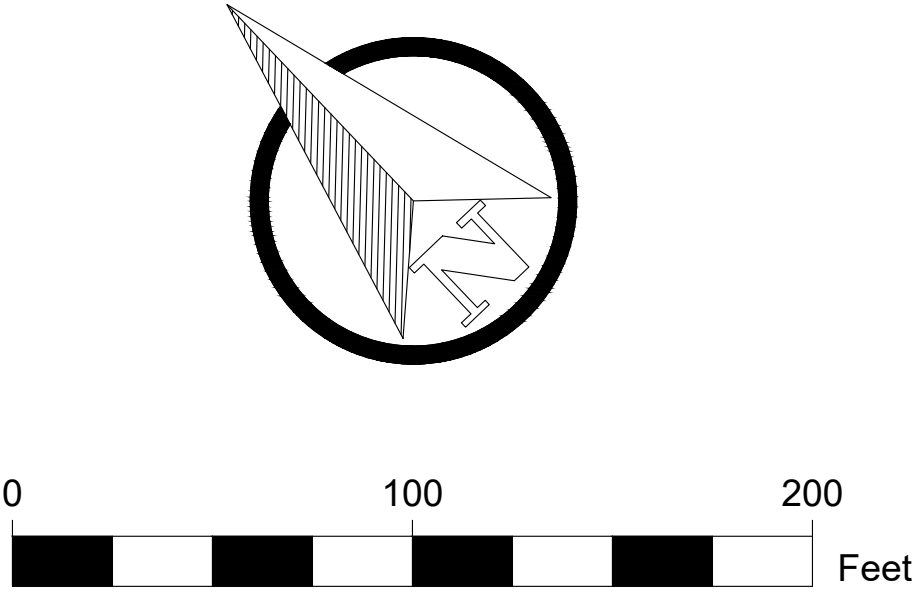
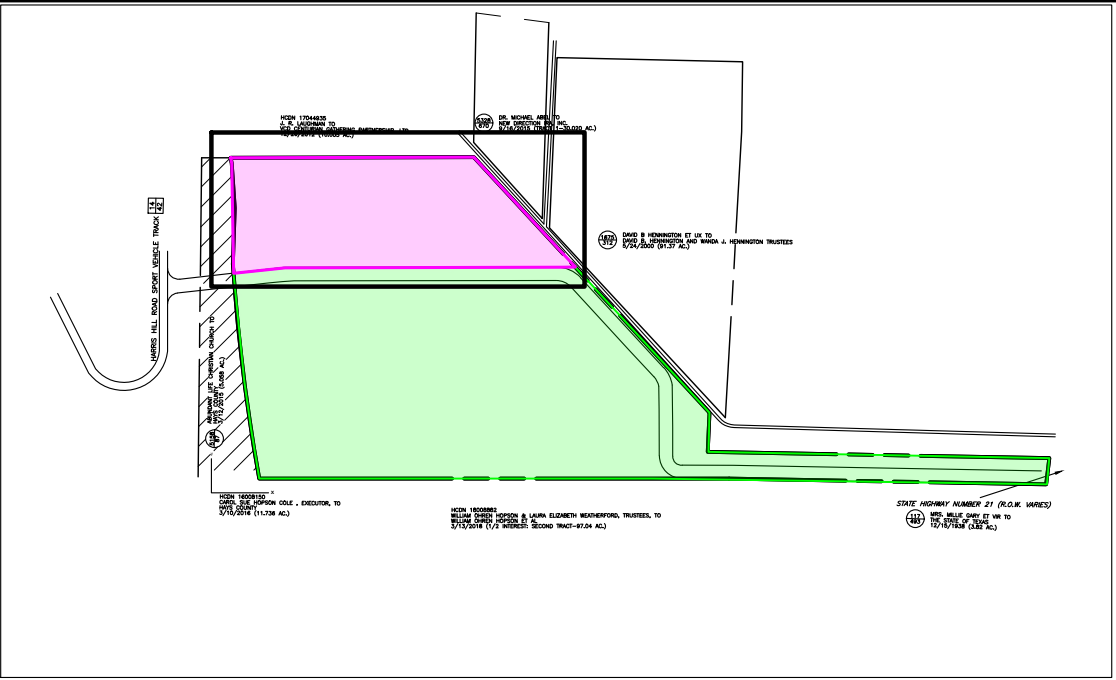
VERSION A

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



PROJECT NO.
12418

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**

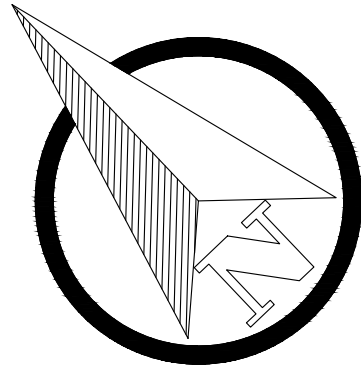
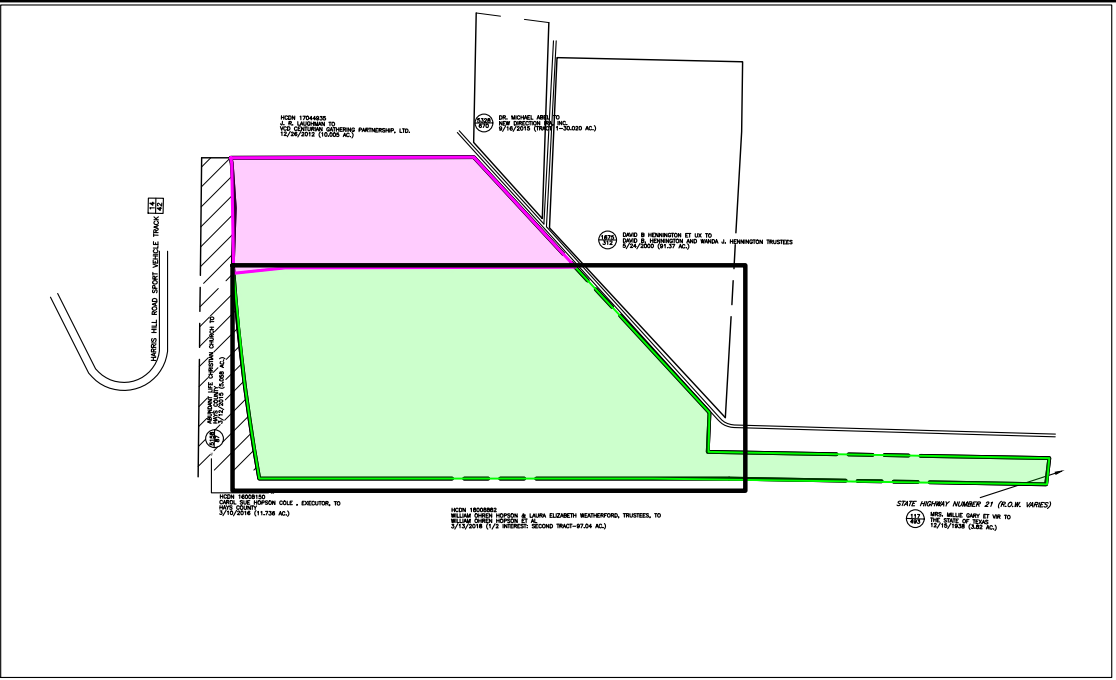
Unless otherwise noted this
is scaled to fit a 24x36 sheet

SHEET NO.

C-02

VERSION A

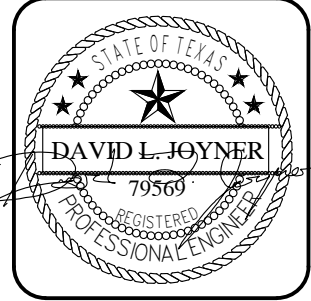
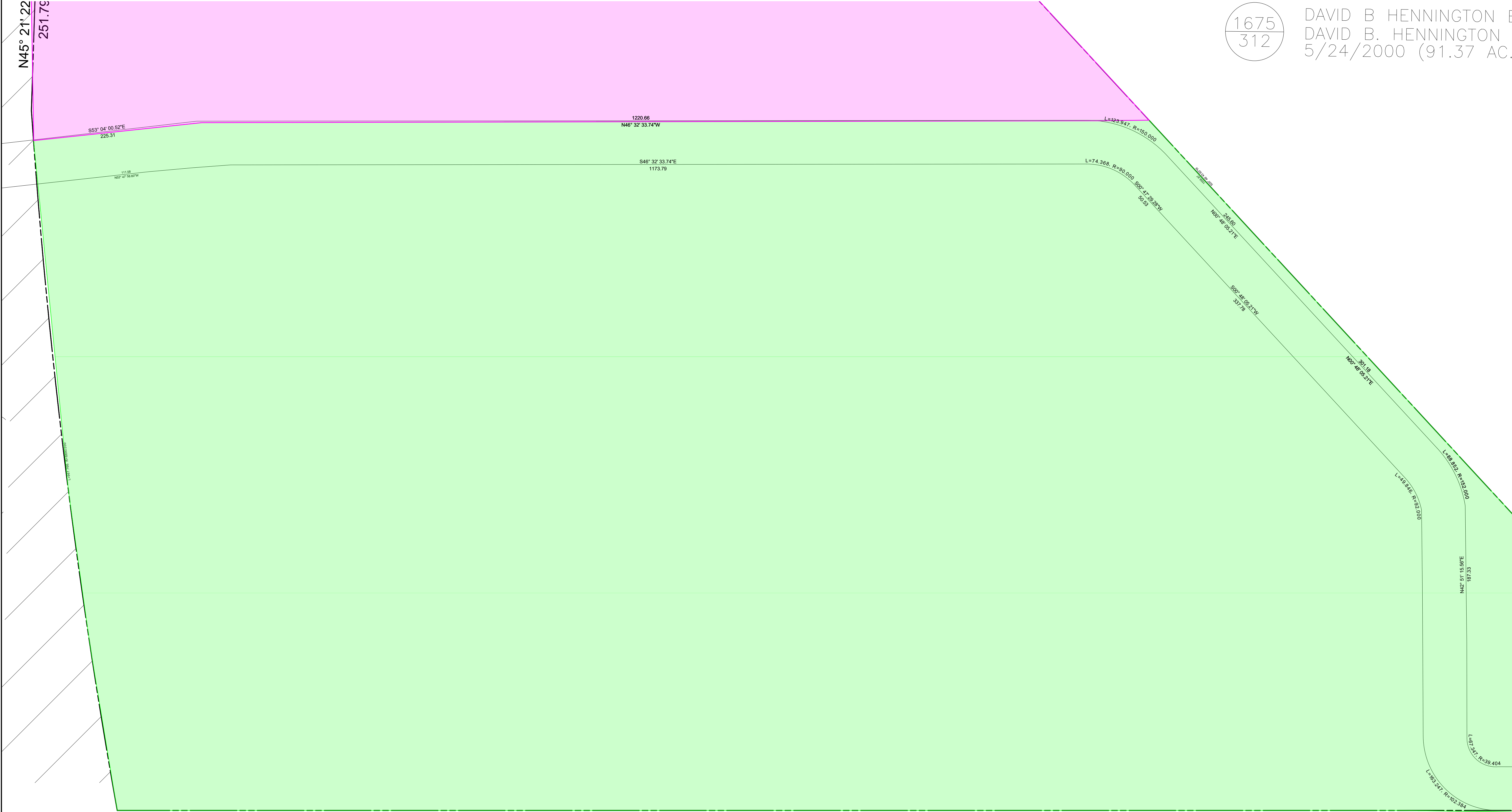
PROPOSED ZONING	
DESCRIPTION	AREA
TOTAL LOT	59.59ac
RESIDENTIAL PORTION	44.69ac



0 100 200 Feet

1675
312

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

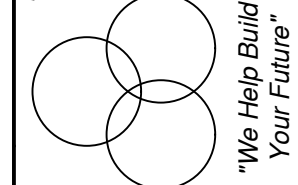


PALACE WAY DEVELOPMENT

Location:
4087 ST. HIGHWAY 21
San Marcos, Texas

TRINITY GROUP
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www.trinitycompanies.biz trinity@trinitycompanies.biz



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