

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

Updated: October, 2019



CONTACT INFORMATION

| | | | |
|-----------------------------|--|-------------------------|--|
| Applicant's Name | | Property Owner | |
| Company | | Company | |
| 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* \$1,057 plus \$100 per acre Technology Fee \$13 **MAXIMUM COST \$3,013**

**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, David Tidwell (owner name) on behalf of
Kate Kate Services, Inc (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
455 Old Ranch Rd 12 San Marcos Tx (address).

I hereby authorize Bill E. Couch (agent name) on behalf of
Carlson, Brigrance and Doering, Inc. (agent company) to file this application for
Zoning, Subdivision & PICP (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:



Date:

1/6/20

Printed Name, Title:

DAVID TIDWELL PRESIDENT
KATE KATE SERVICES INC.

Signature of Agent:



Date:

1/6/2020

Printed Name, Title:

Bill E. Couch, Senior Project Manager

Form Updated October, 2019

**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 \$91 plus a \$13 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 \$91 plus a \$13 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: 1-6-2020

Print Name: Bill E. Couch

Form Updated October, 2019

FIELD NOTES

BEING ALL OF THAT CERTAIN 0.999 ACRE (43,532 S.F.) TRACT OF LAND, SITUATED THE BENJAMIN J. WHITE SURVEY NUMBER 13, ABSTRACT NUMBER 469, & THE ROBERT H. WILLIAMS SURVEY NUMBER 12, ABSTRACT NUMBER 470, HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 1.00 ACRE TRACT OF LAND CONVEYED TO THAD WHEELLOCK IN VOLUME 1453, PAGE 542, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 0.999 ACRE (43,532 S.F.) TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the southernmost corner of said 1.00 acre tract, being in the northwest line of Lot 24, Sendera Subdivision, recorded in Volume 6, Page 77, Plat Records of Hays County, Texas, same being at an eastern corner of a called 46.54 acre tract of land conveyed to Debra and Michael Moffitt in Volume 4252, Page 477, Official Public Records of Hays County, Texas, for the southernmost corner and the **POINT OF BEGINNING** of the herein described tract of land,

THENCE, along the common line of said 1.00 acre tract and said 46.54 acre tract, the following two (2) courses and distances, numbered 1 and 2,

- 1) N47°25'01"W, a distance of 172.16 feet to a 1/2 inch iron rod found at the westernmost corner of said 1.00 acre tract, being an interior corner of said 46.54 acre tract, for the westernmost corner of the herein described tract of land, and
- 2) N45°30'03"E, a distance of 257.58 feet to a calculated point at the northernmost corner of said 1.00 acre tract, being at an easternmost corner of said 46.54 acre tract, same being in the southwest line of Lot 1, R12 Plaza Subdivision, recorded in Volume 4, Page 264, Plat Records of Hays County, Texas, for the northernmost corner of the herein described tract of land,

THENCE, S47°21'31"E, along the southwest line of said Lot 1 and the northeast line of said 1.00 acre tract, a distance of 166.39 feet to a 1/2 inch iron rod found at the easternmost corner of said 1.00 acre tract, being in the northwest line of Lot 20, of said Sendera Subdivision, for the easternmost corner of the herein described tract of land,

THENCE, S44°13'10"W, along the northwest line of said Sendera Subdivision and the southeast line of said 1.00 acre tract, a distance of 257.18 feet to the **POINT OF BEGINNING** and containing 0.999 acres (43,532 S.F.) of land.

Surveyed by:  05 DEC 2019

Aaron Thomason, R.P.L.S. NO. 6214
Carlson, Brigrance and Doering, Inc.
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
Aaron@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83

SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 100'

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT

BARBARA EDWARDS
(6.8036 ACRES)
VOL. 4241, PG. 225
O.P.R.H.C.TX.

LOT 1
R12 PLAZA
SUBDIVISION
VOL. 4, PG. 264
P.R.H.C.TX.

S47°21'31"E 166.39'

N45°30'03"E 257.58'

0.999 ACRES
(43,532 S.F.)

THAD WHEELLOCK
(1.00 ACRE)
VOL. 1453, PG. 542

S44°13'10"W 257.18'

N47°25'01"W 172.16'

**POINT OF
BEGINNING**

DEBRA MOFFITT AND
HUSBAND MICHAEL L. MOFFITT
(46.54 ACRES)
VOL. 4252, PAGE 477
O.P.R.H.C.TX.

BENJAMIN J. WHITE SR. SURVEY # 13,
ABSTRACT # 469

ROBERT H. WILLIAMS SURVEY # 12,
ABSTRACT No. 470

APPROXIMATE SURVEY LINE

SENDERA SUBDIVISION
VOL. 6, PG. 77
P.R.H.C.TX.

LOT 24

LOT 25



BEARING BASIS: TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE (4204), NAD83



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791

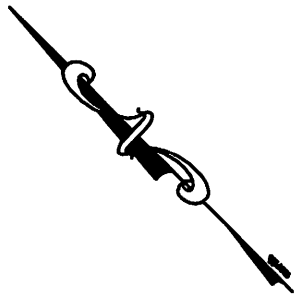
REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

PATH:- J:\AC3D\5130\SURVEY\FN - ZONING & ANNEXATION.DWG

SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 100'

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND
- COTTON SPINDLE FOUND

| Line Table | | |
|------------|--------|-------------|
| Line # | Length | Direction |
| L1 | 19.78 | S81°15'08"E |
| L2 | 42.16 | S53°43'33"W |
| L3 | 34.76 | S08°20'41"W |
| L4 | 3.04 | S44°25'54"W |
| L5 | 65.04 | S44°19'24"W |
| L6 | 74.89 | S44°09'10"W |
| L7 | 74.98 | S44°42'57"W |
| L8 | 74.92 | S45°16'00"W |
| L9 | 20.05 | S44°13'10"W |
| L10 | 36.49 | N08°21'13"E |
| L11 | 42.88 | N36°00'29"W |

| Curve Table | | | | | | |
|-------------|--------|---------|-----------------|--------------|---------|-----------|
| Curve # | Length | Radius | Chord Direction | Chord Length | Tangent | DELTA |
| C1 | 100.25 | 3869.99 | S80°10'37"E | 100.25 | 50.13 | 1°29'03" |
| C2 | 207.85 | 330.00 | S26°23'17"W | 204.43 | 107.50 | 36°05'13" |
| C3 | 169.93 | 270.00 | N26°24'25"E | 167.14 | 87.89 | 36°03'37" |

POINT OF BEGINNING

KALI KATE SERVICES, INC.
(0.224 ACRES)
(TRACT 2)
INSTRUMENT NO.
20000174
O.P.R.H.C.TX.

TEXAS STATE UNIVERSITY
SAN MARCOS
(2.768 ACRES)
VOL. 1019, PG. 516

BARBARA EDWARDS
(6.8036 ACRES)
VOL. 4241, PG. 225
O.P.R.H.C.TX.

**MATCH LINE
SHEET 2**

ALL J. INVESTMENTS, LTD.
(0.031 ACRES)
(TRACT 3)
VOL. 1743, PG. 223

ALL J. INVESTMENTS, LTD.
(0.231 ACRES)
(TRACT 2)
VOL. 1743, PG. 223

LOT 1-A
LOT 1-A
R 12 PLAZA SUBDIVISION
VOL. 6, PG. 354

4.217 ACRES

N44°55'26"E 756.72'

S45°36'28"E 160.00'

THOMAS H.W. FORSITH SURVEY,
ABSTRACT NO. 173

ELIJAH CLARK SURVEY,
ABSTRACT NO. 83

LOT 1
R12 PLAZA
SUBDIVISION
VOL. 4, PG. 264

LOT 10

LOT 11

LOT 12

LOT 13


LOT 14

SENDERA SUBDIVISION
VOL. 6, PG. 77
P.R.H.C.TX.

LOT 15

SHEET 1 OF 2

BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying

5501 West William Cannon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH:- J:\AC3D\5130\SURVEY\FN- ZONING.DWG

4.217 ACRES
BENJAMIN J. WHITE SURVEY NO. 13, ABSTRACT NO. 469
ROBERT H. WILLIAMS SURVEY NO. 12, ABSTRACT NO. 470
THOMAS H.W. FORSITH SURVEY, ABSTRACT NO. 173
ELIJAH CLARK SURVEY, ABSTRACT NO. 83
HAYS COUNTY, TEXAS

FIELD NOTES

BEING ALL OF THAT CERTAIN 4.217 ACRE TRACT OF LAND, SITUATED IN THE BENJAMIN J. WHITE SURVEY NUMBER 13, ABSTRACT NUMBER 469, THE ROBERT H. WILLIAMS SURVEY NUMBER 12, ABSTRACT NUMBER 470, THE THOMAS H. W. FORSITH SURVEY, ABSTRACT NO. 173, AND THE ELIJAH CLARK SURVEY, ABSTRACT NUMBER 83, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 0.224 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO KALI KATE SERVICES, INC. IN DOCUMENT NUMBER 20000174, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND A PORTION OF LOT 1, R12 PLAZA SUBDIVISION, RECORDED IN VOLUME 4, PAGE 264, PLAT RECORDS OF HAYS COUNTY, TEXAS, SAID 4.217 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner of said 0.224 acre tract, being at a northeast corner of a called 2.768 acre tract of land conveyed to Texas State University at San Marcos in Volume 1019, Page 516, Official Public Records of Hays County, Texas, same being at a point of beginning of a curve to the left in the south right-of-way line of Old Ranch Road 12 (100' R.O.W.), for a northwest corner and the **POINT OF BEGINNING** of the herein described tract of land,

THENCE, with the common boundary line of said Old Ranch Road 12 and said 0.224 acre tract, the following two (2) courses and distance numbered 1 and 2,

- 1) Along said curve to the left, having a radius of 3869.99 feet, an arc length of 100.25 feet, and a chord that bears S80°10'37"E, a distance of 100.25 feet to a TXDOT concrete highway monument,
- 2) S81°15'08"E, a distance of 19.78 feet to a calculated point at the northeast corner of a called 0.031 acre tract of land conveyed to All J. Investments, Ltd. in Volume 1743, Page 223, Official Public Records of Hays County, Texas, being in the north line of said 0.224 acre tract, for a northeast corner of the herein described tract of land,

THENCE, with the west line of said 0.031 acre tract, the west line of a called 0.231 acre tract of land conveyed to All J. Investments, Ltd. in Volume 1743, Page 223, Official Public Records of Hays County, Texas, over and across said 0.224 acre tract of land, and over and across said Lot 1, the following three (3) courses and distances, numbered 1 through 3,

- 1) S53°43'33"W, a distance of 42.16 feet to a calculated point at a western corner of said 0.031 acre tract, and
- 2) S08°20'41"W, a distance of 34.76 feet to a calculated point at the beginning of a curve to the right, and
- 3) Along said curve to the right, having a radius of 330.00, an arc length of 207.85 feet, and a chord that bears S26°23'17"W, a distance of 204.43 feet to a 1/2 inch iron rod found at a south corner of said 0.231 acre tract of land, being in the northwest line of Lot 1A, Lot 1-A R 12 Plaza Subdivision, a subdivision recorded in Volume 6, Page 354, Plat Records of Hays County, Texas, for an interior corner of the herein described tract of land,

THENCE, S44°25'54"W, with the northwest line of said Lot 1-A, and over and across said Lot 1, a distance of 3.04 feet to a 1/2 inch iron rod found at the westernmost corner of said Lot 1-A, for an interior corner of the herein described tract of land,

THENCE, S45°36'28"E, with the southwest line of said Lot 1-A and over and across said Lot 1, a distance of 160.00 feet to a 1/2 inch iron rod found at the southernmost corner of said Lot 1-A, being in the southeast line of said Lot 1, same being in the northwest line of Lot 10, Sendera Subdivision, a subdivision recorded in Volume 6, Page 77, Plat Records of Hays County, Texas, for an eastern corner of the herein described tract of land,

4.217 ACRES
BENJAMIN J. WHITE SURVEY NO. 13, ABSTRACT NO. 469
ROBERT H. WILLIAMS SURVEY NO. 12, ABSTRACT NO. 470
THOMAS H.W. FORSITH SURVEY, ABSTRACT NO. 173
ELIJAH CLARK SURVEY, ABSTRACT NO. 83
HAYS COUNTY, TEXAS

THENCE, with the southeast line of said Lot 1 and the northwest line of said Sendera Subdivision, the following seven (7) courses and distances, numbered 1 through 7,


- 1) S44°19'24"W, a distance of 65.04 feet to a 1/2 inch iron rod found for corner,
- 2) S44°26'40"W, a distance of 224.88 feet to a 1/2 inch iron rod found for corner,
- 3) S44°09'10"W, a distance of 74.89 feet to a 1/2 inch iron rod found for corner,
- 4) S44°42'57"W, a distance of 74.98 feet to a 1/2 inch iron rod found for corner,
- 5) S45°16'00"W, a distance of 74.92 feet to a 1/2 inch iron rod found for corner,
- 6) S44°18'32"W, a distance of 211.90 feet to a 1/2 inch iron rod found for corner, and
- 7) S44°13'10"W, a distance of 20.05 feet to a 1/2 inch iron rod found at the southernmost corner of said Lot 1, being in the northwest line of Lot 20, said Sendera Subdivision, and being at the easternmost corner of a called 1.00 acre tract of land (Tract 3) conveyed to Kali Kate Services, Inc. in Document Number 20000174, Official Public Records of Hays County, Texas, for the southernmost corner of the herein described tract of land,

THENCE, N47°21'31"E, along the southwest line of said Lot 1, the northeast line of said 1.00 acre tract, and the northeast line of a called 56.6098 acre tract of land (Tract 1) conveyed to Kali Kate Services, Inc. in Document Number 20000174, Official Public Records of Hays County, Texas, a distance of 226.19 feet to a 1/2 inch iron rod in the northeast line of said 46.54 acre tract, being at the westernmost corner of said Lot 1, same being at the southernmost corner of a called 6.8036 acre tract of land conveyed to Barbara Edwards in Volume 4241, Page 225, Official Public Records of Hays County, Texas,

THENCE, N44°55'26"E, with the northwest line of said Lot 1 and the southeast line of said 6.8036 acre tract, passing the easternmost corner of said 6.8036 acre tract and the southernmost corner and continuing for a total distance of 756.72 feet to a 1/2 inch iron rod found at the beginning of a curve to the left, being at the westernmost corner of the aforementioned 0.224 acre tract of land, for a northwestern corner of the herein described tract of land,

THENCE, with the common line of said 2.768 acre tract and said 0.224 acre tract, the following three (3) courses and distances, numbered 1 through 3,

- 1) Along said curve to the left, having a radius of 270.00 feet, an arc length of 169.93 feet, and a chord that bears N26°24'25"E, a distance of 167.14 feet to a cotton spindle found in asphalt,
- 2) N08°21'13"E, a distance of 36.49 feet to a cotton spindle found in asphalt, and
- 3) N36°00'29"W, a distance of 42.88 feet to the **POINT OF BEGINNING**, and containing 4.217 acres of land.

Surveyed by: 
Derrick L. Mayfield, R.P.L.S. NO. 6456
Carlson, Brigrance and Doering, Inc.
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
dlmayfield@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83