

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/

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.

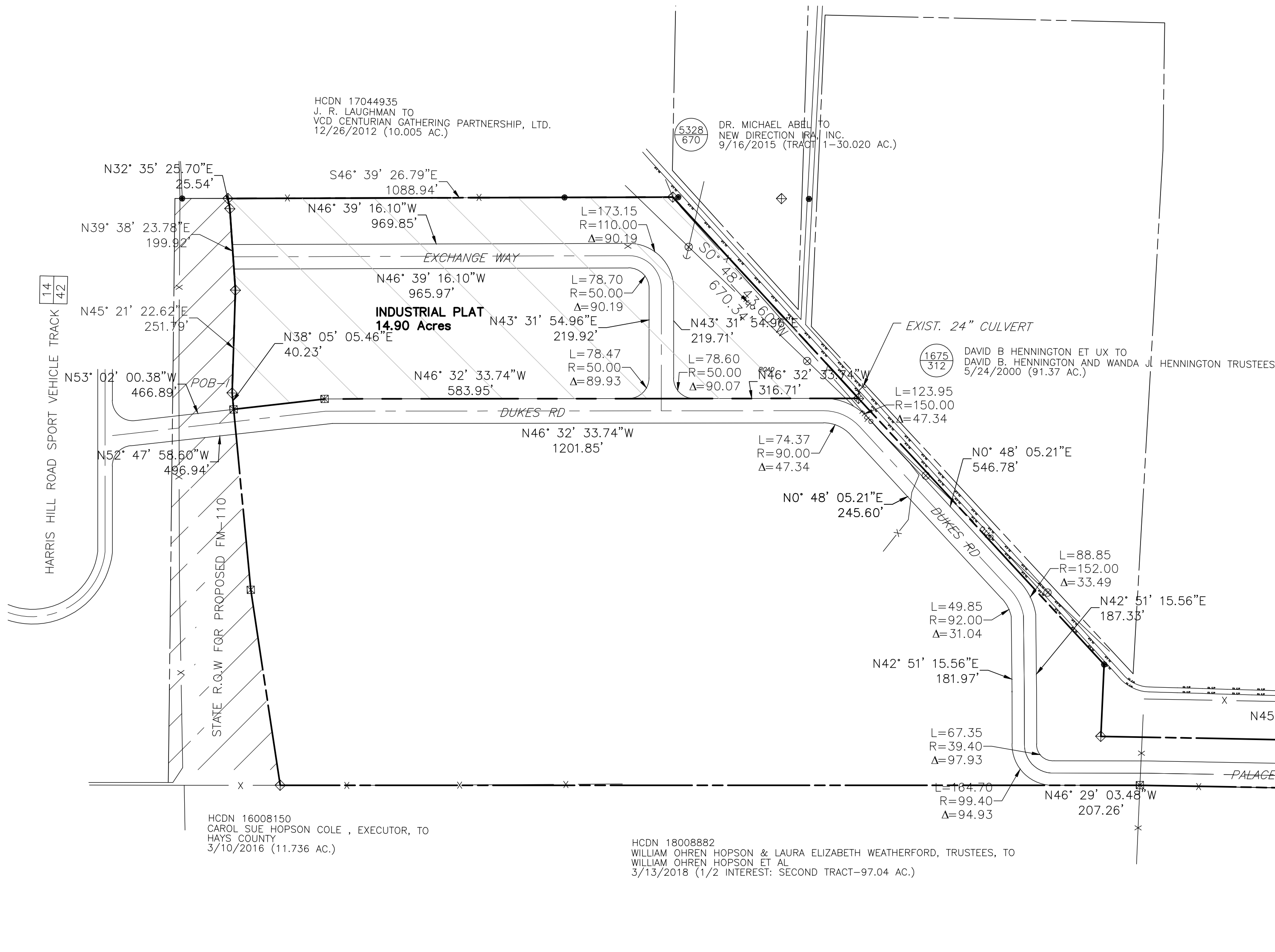
- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request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



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
- 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
- WIRE FENCE
- UTILITY LINE, POLE AND GUY
- WATER METER
- WATER VALVE
- UTILITY PEDESTAL
- CLEANOUT
- 6" CEDAR FENCE POST
- UNDERGROUND UTILITY WARNING SIGN
- WATER SPIGOT
- PROPOSED 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TRINITY COMPANIES"
- INDUSTRIAL PLAT

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.

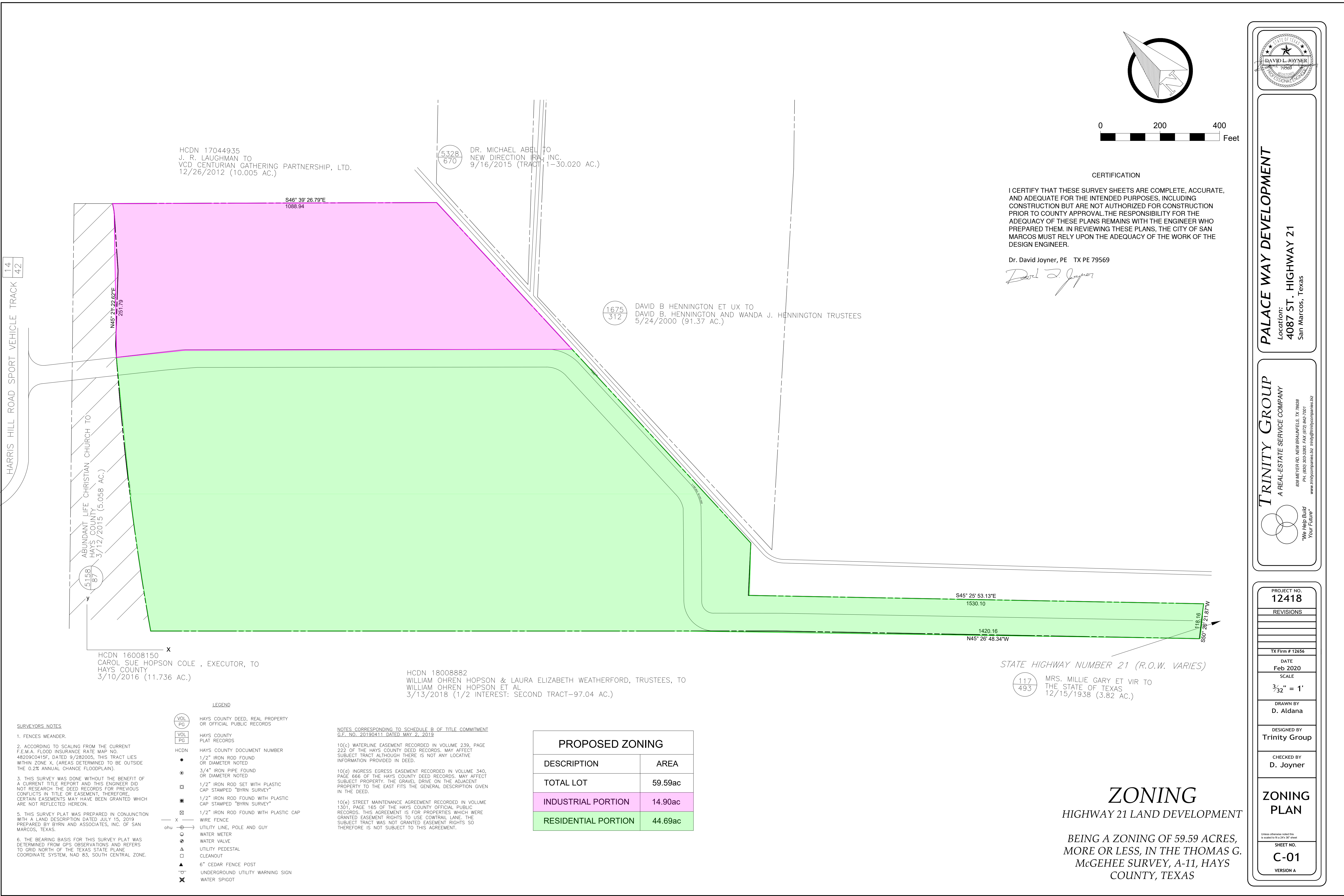
Dr. David Joyner, PE TX PE 79569

David L. Joyner



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

PROJECT NO. 12148	REVISIONS	DRAWN BY D. Aldana	SCALE 1" = 200'		SHEET NO. C-01	PROPOSED PLAT FOR INDUSTRIAL DEVELOPMENT	 TRINITY GROUP 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	PALACE WAY DEVELOPMENT Location: 4087 ST. HIGHWAY 21 San Marcos, Texas	
TX Firm # 12656		DESIGNED BY Trinity Group			SHEET NO.				
DATE Mar 2020		CHECKED BY D. Joyner			VERSION A Unless otherwise noted this is scaled to fit a 18"x24" sheet.				



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.)

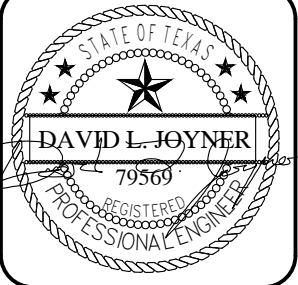
0 200 400
Feet

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David D. Joyner



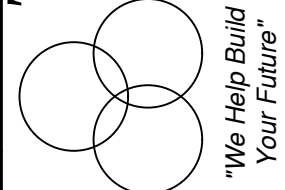
PALACE WAY DEVELOPMENT

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

TX Firm # 12656

DATE
Feb 2020

SCALE
3/32" = 1'

DRAWN BY
D. Aldana

DESIGNED BY
Trinity Group

CHECKED BY
D. Joyner

ZONING
PLAN

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

SHEET NO.

C-01

VERSION A

SURVEYORS' NOTES

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LEGEND



HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS



HAYS COUNTY PLAT RECORDS

HCDN

HAYS COUNTY DOCUMENT NUMBER



1/2" IRON ROD FOUND



3/4" IRON PIPE FOUND



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



WIRE FENCE



UTILITY LINE, POLE AND GUY



WATER METER



WATER VALVE



UTILITY PEDESTAL



CLEANOUT



6" CEDAR FENCE POST



UNDERGROUND UTILITY WARNING SIGN



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

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

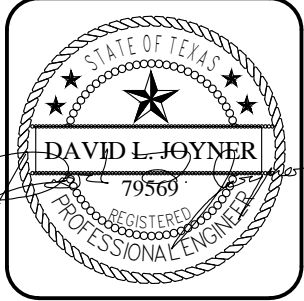
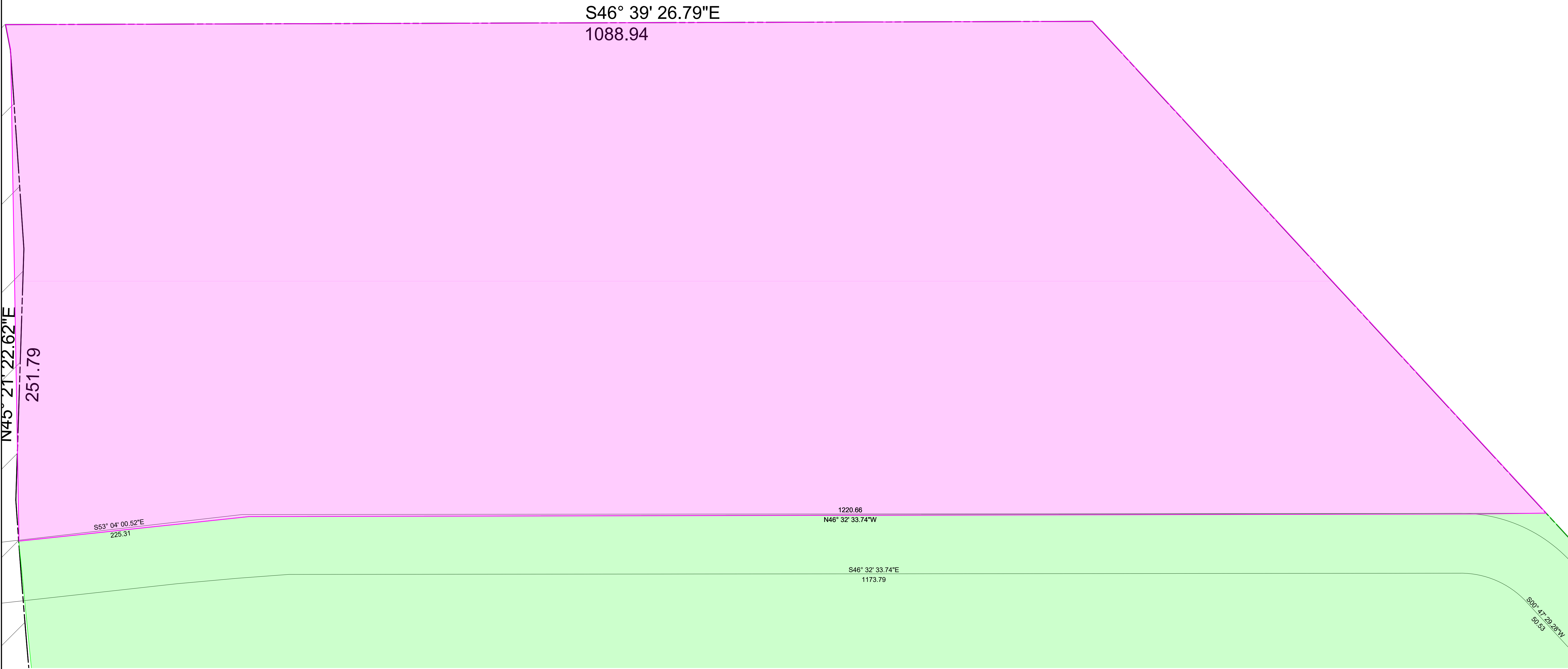
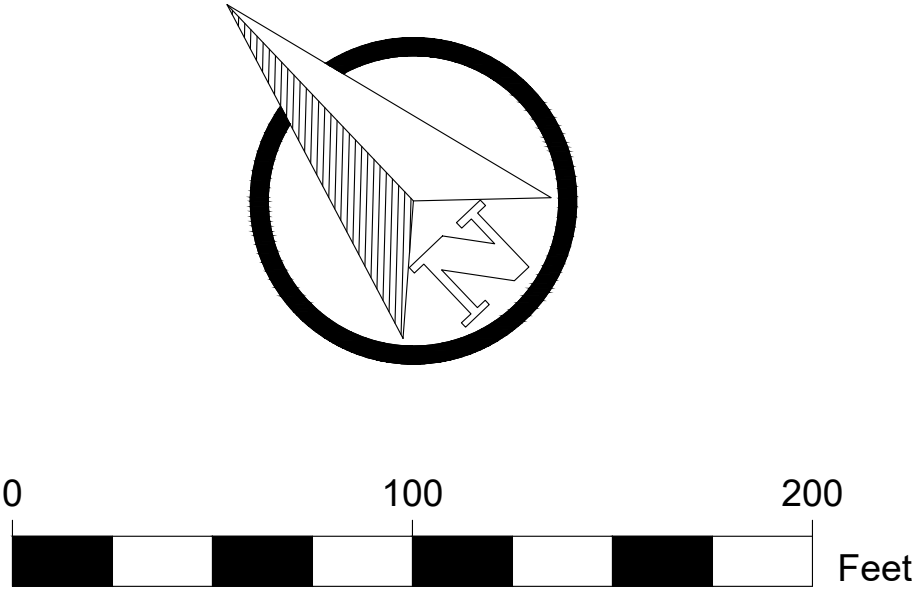
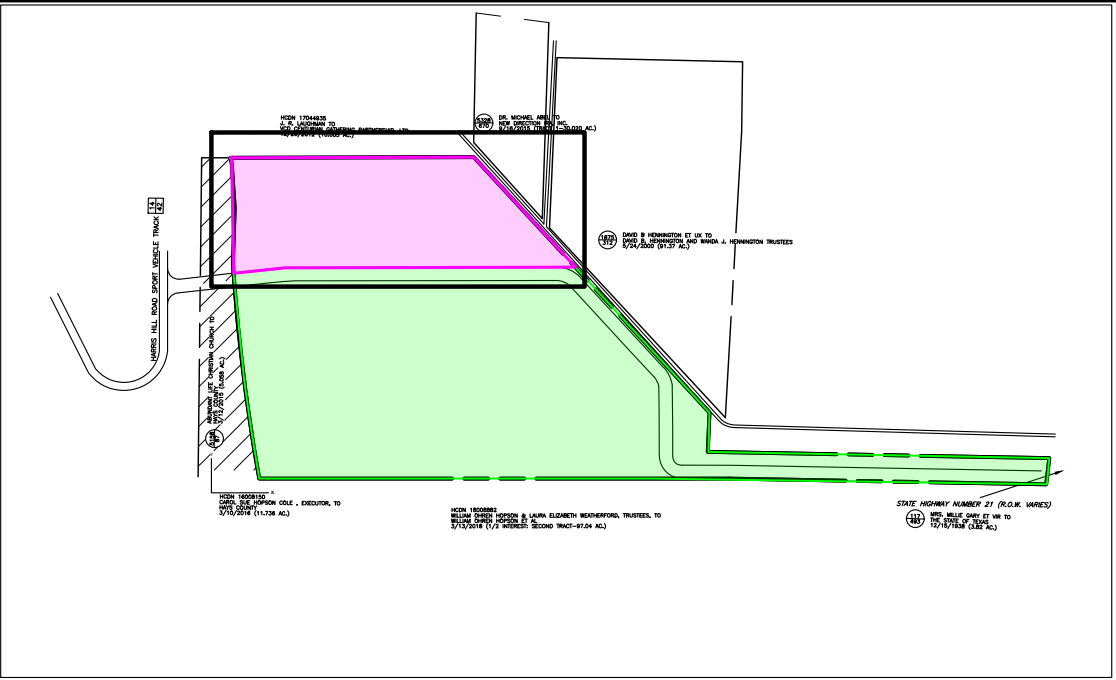
(117
493)

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

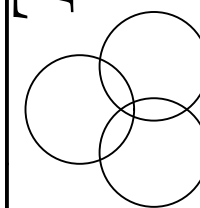
ZONING
HIGHWAY 21 LAND DEVELOPMENT

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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"We Help Build Your Future"

PROJECT NO.
12418

REVISIONS

TX Firm # 12656

DATE
Feb 2020

SCALE
1/4" = 1'

DRAWN BY
D. Aldana

DESIGNED BY
Trinity Group

CHECKED BY
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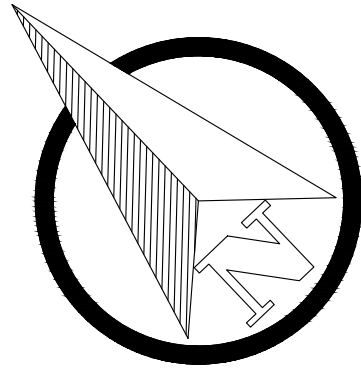
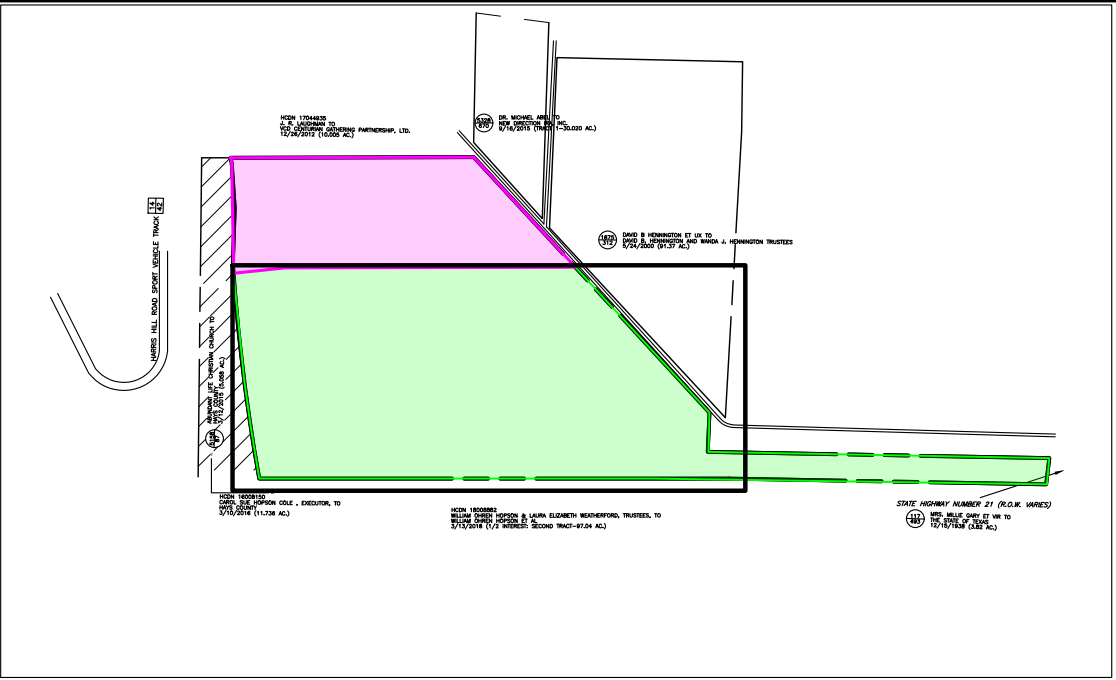
PROPOSED INDUSTRIAL ZONING

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

SHEET NO.
C-02

VERSION A

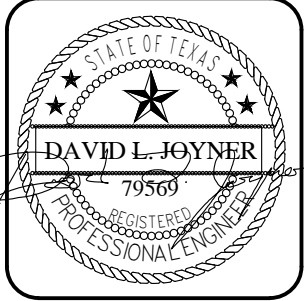
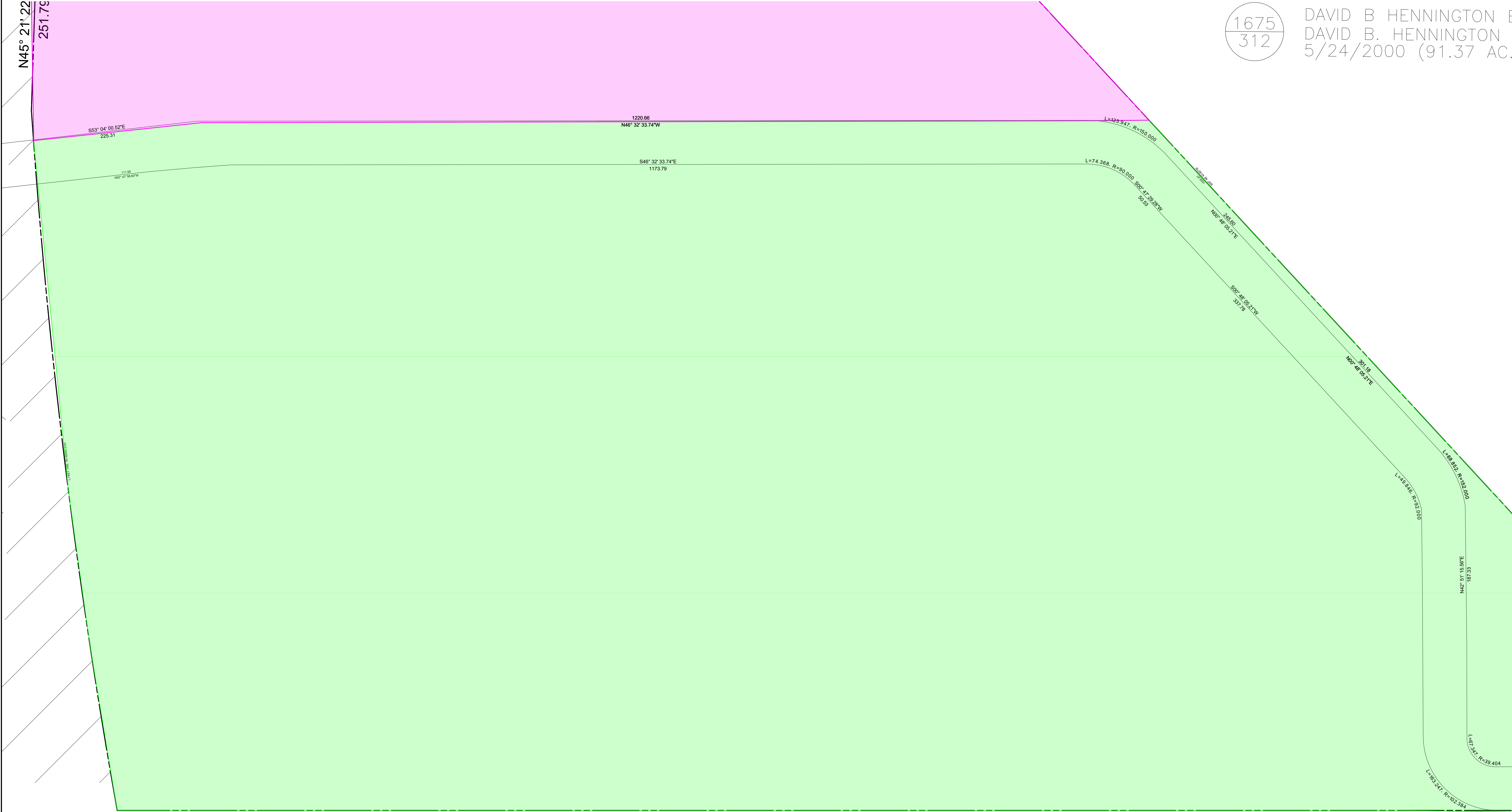
PROPOSED ZONING	
DESCRIPTION	AREA
TOTAL LOT	59.59ac
RESIDENTIAL PORTION	44.69ac



0 100 200 Feet

1675
312

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

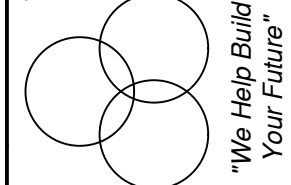


PALACE WAY DEVELOPMENT

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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