

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

Updated: October, 2019



## CONTACT INFORMATION

Applicant's Name	Benjamin Green	Property Owner	Outlet West Investors Limited
Company	Kimley-Horn	Company	
Applicant's Mailing Address	2600 Via Fortuna Suite 300; Austin, TX 78746	Owner's Mailing Address	1300 Post Oak Blvd, Suite 1650, Houston, TX 77056
Applicant's Phone #	512-646-2243	Owner's Phone #	713-552-1110
Applicant's Email	ben.green@kimley-horn.com	Owner's Email	bstrong@beemanstrong.com

## PROPERTY INFORMATION

Subject Property Address(es): 7.959 acres of land in the Edward Burleson Survey NO. 18, Abstract NO. 63, Hays County, Texas

Legal Description: Lot N/A Block N/A Subdivision N/A

Total Acreage: 7.959 Tax ID #: R

Preferred Scenario Designation: Heavy Commercial (HC) Existing Zoning: N/A (ETJ)

Existing Land Use(s): Undeveloped

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): Heavy Commercial (HC)

Proposed Land Uses / Reason for Change: This site is in the City's ETJ and is being annexed into the City's Full Purpose jurisdiction and will require establishing zoning of HC for our use.

## 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/](http://WWW.MYGOVERNMENTONLINE.ORG/)**

## 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: 2/28/2020

Print Name: Benjamin Green

### PROPERTY OWNER AUTHORIZATION

Robert C. Wilson, III, President of JOQ GP, LLC  
I, its General Partner (owner name) on behalf of  
Outlet West Investors Limited (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
0 Centerpoint Road, San Marcos, TX 78666 (address).

I hereby authorize Benjamin Green (agent name) on behalf of  
Kimley-Horn (agent company) to file this application for  
Annexation (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

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

*RC Wilson III*  
2/20/2020  
APPROVED  
2/19/20

Date: 20 Feb 20

Printed Name, Title: Robert C. Wilson, III, President of JOQ, LLC  
General Partner of Outlet West Investors Limited

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

Printed Name, Title: Benjamin Green PE, Project Manager

Form Updated October, 2019

STATE OF TEXAS  
COUNTY OF HAYS

7.959 ACRES  
EDWARD BURLESON SURVEY  
NO. 18 - ABSTRACT # 63

BEING 7.959 ACRES OF LAND SITUATED IN THE EDWARD BURLESON SURVEY NO. 18, ABSTRACT NO. 63, HAYS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CALLED 109.22 ACRE TRACT OF LAND CONVEYED TO OUTLET WEST INVESTORS, LTD., A TEXAS LIMITED PARTNERSHIP, BY DEED DATED DECEMBER 21, 1998 AND RECORDED IN VOLUME 1486, PAGE 887, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found with cap marked "BYRN" at the intersection of the southwest line of Centerpoint Road, a variable width public right-of-way, as widened and described in Exhibit 'A' in Lis Pendens Notice recorded in Volume 2571, Page 69, Official Public Records, Hays County, Texas, with the northwest line of Transportation Way, a proposed 76 foot public right-of-way as shown by Plat of Lot 2, Lowman Ranch Subdivision, Section Two, an addition to Hays County, Texas according to the Map thereof recorded in Volume 18, Page 17, Hays County Plat Records, for the east corner of the herein described tract of land;

THENCE South 43°34'33" West (S 43°34'23" W Record), with the northwest right-of-way line and projection of said proposed Transportation Way, at a distance of 285.81 feet (285.71' Record) passing a 1/2" iron rod found with cap marked "BYRN" at a west corner of said Transportation Way, as shown by plat, at a distance of 536.35 feet passing a 1/2" iron rod set with cap marked "RPLS 5687" set at the intersection of said proposed Transportation Way with the northeast line of a drainage easement described in Exhibit 'A' of the Instrument recorded in Volume 4389, Page 592 of the Hays County Real Property Records, and continuing on in all a total distance of 616.32 feet to the approximate centerline of said drainage easement, for the south corner of the herein described tract of land;

THENCE North 46°29'00" West (N 45°58'03" W Record), with the approximate centerline of said drainage easement, a distance of 577.62 feet to the northwest line of said Outlet West Investors, Ltd. called 109.22 acre tract and the common southeast line of the MK&T Railroad, for the west corner of the herein described tract of land, and from which a 1/2" iron rod found with cap marked "BYRN" at a west corner of said drainage easement bears South 46°38'05" West (S 47°09'14" W Record), a distance of 80.09 feet (80.12' Record);

THENCE with the northwest line of said Outlet West Investors, Ltd. called 109.22 acre tract and the common southeast line of the MK&T Railroad, the following courses and distances numbered (1) and (2):

1) North 46°38'05" East (N 47°09'14" E Record), a distance of 80.09 feet (80.12' Record) to a 1/2" iron rod found with cap marked "BYRN" at a north corner of said drainage easement;

2) North 46°39'10" East (N 47°08'53" E Record), a distance of 540.99 feet to a 1/2" iron rod set with cap marked "RPLS 5687" set at the intersection of the northwest line of said Outlet West Investors, Ltd. called 109.22 acre tract with the southwest line of aforesaid Centerpoint Road, as widened, same being at the beginning of the arc of a curve;

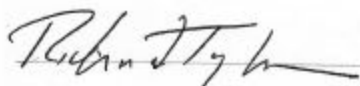
THENCE with the southwest line of aforesaid Centerpoint Road, as widened, the following courses and distances numbered (1) and (2):

1) Southeasterly, 156.71 feet (Record) along the arc of said curve, to the left, having a radius of 18800.00 feet (Record), a delta angle of  $00^{\circ}28'39''$  (Record), and a chord which bears South  $45^{\circ}54'37''$  East (S  $45^{\circ}54'29''$  E Record), a distance of 156.71 feet (Record) to a 1/2" iron rod found with cap marked "PB&J" at the end of said curve;

2) South  $46^{\circ}08'57''$  East (S  $46^{\circ}08'49''$  E Record), a distance of 387.61 feet to the POINT OF BEGINNING and CONTAINING 7.959 ACRES OF LAND.

BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS SOUTH CENTRAL ZONE) & NAD83.

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during December 2019, and is true and correct to the best of my knowledge and belief.



Richard H. Taylor  
Registered Professional Land Surveyor  
No. 3986 State of Texas  
Attachment: Drawing of 7.959 acres  
Job: 19-7284

12/30/19

Date



