

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

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name	Alejandra Ruiz Esparza	Property Owner	Alvin Popham
Company	Lanzola Corp.	Company	Owner
Applicant's Mailing Address	105 Acuna CT. suite 112 Del Valle TX 78617	Owner's Mailing Address	1700 Mill Creek Rd. Seguin TX 78155-8012
Applicant's Phone #	(512)905-0789	Owner's Phone #	(210)884-5349
Applicant's Email	alejandra.ruiz@lanzola.com	Owner's Email	alvinpopham@yahoo.com

PROPERTY INFORMATION

Subject Property Address(es): 2811 Harris Hill Rd. San Marcos TX 78666

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: 72.85 Tax ID #: R 16587

Preferred Scenario Designation: _____ Existing Zoning: Agricultural

Existing Land Use(s): Agricultural

DESCRIPTION OF REQUEST

Proposed Zoning District(s): _____

Proposed Land Uses / Reason for Change: MH Community, lots for rent.

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, Alvin Popham (owner name) on behalf of
Owner (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
2811 Harris Hill Rd. San Marcos TX 78666 (address).

I hereby authorize Alejandra Ruiz Esparza (agent name) on behalf of
Lanzola Corp. (agent company) to file this application for
Zoning Change (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: _____ Date: 07/15/2020

Printed Name, Title: Alvin Popham

Signature of Agent:  Date: 07/15/2020

Printed Name, Title: Alejandra Ruiz Esparza

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: 07/15/2020

Print Name: Alvin Popham

Form Updated October, 2019

A DESCRIPTION OF 72.293 ACRES, MORE OR LESS, IN THE JOEL MINER SURVEY, ABSTRACT 321, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 72.85 ACRE TRACT OF LAND CONVEYED TO ALVIN POPHAM, A/K/A ALVIN G. POPHAM, AND WIFE, OPAL POPHAM, IN VOLUME 895, PAGE 450 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (OPRHCT), AND BEING A PORTION OF A CALLED 10.00 ACRE TRACT OF LAND CONVEYED TO ALVIN POPHAM, A/K/A ALVIN G. POPHAM, AND WIFE, OPAL POPHAM, IN VOLUME 1910, PAGE 741 (OPRHCT); SAID 72.293 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8-inch iron rod found at the southwest corner of said 72.85 acre tract, same being an angle point in the north right-of-way-line of County Road 160, also known as Harris Hill Road (right-of-way width varies);

THENCE, with the west line of said 72.85 acre tract, in part being the north right-of-way-line of Harris Hill Road, and in part being the east line of Lot 1A, Amended Plat of Saddle Brook Lots 1 and 2, a subdivision of record in Volume 18, Page 22 of the Plat Records of Hays County, Texas (PRHCT), the following two (2) courses and distances:

- 1) **N46°06'14"W**, a distance of **1205.40** feet to a 1/2-inch iron rod with "Delta" cap found;
- 2) **N46°31'50"W**, a distance of **1793.21** feet to a 5/8-inch iron rod found at the northwest corner of said 72.85 acre tract, same being the northeast corner of said Lot 1A, also being in the south line of a called 86.948 acre tract of land conveyed to Whisper Master Community Limited Partnership in Document No. 2016-16000334 (OPRHCT);

THENCE, with the south line of said 86.948 acre tract, same being the north line of said 72.85 acre tract, the following two (2) courses and distances:

- 1) **N44°08'13"E**, a distance of **551.44** feet to a 1/2-inch iron rod found;
- 2) **N43°50'49"E**, a distance of **390.26** feet to a 1/2-inch iron rod found at the southeast corner of said 86.948 acre tract, same being the southwest corner of a called 328.824 acre tract of land conveyed to Bobbie Y. Naughton, et al. in Volume 720, Page 152, Real Property Records of Hays County, Texas (RPRHCT);

THENCE, continuing with the north line of said 72.85 acre tract, same being the south line of said 328.824 acre tract, **N44°14'27"E**, a distance of **116.45** feet to a 1/2-inch iron rod found at the northeast corner of said 72.85 acre tract, same being the northwest corner of said 10.00 acre tract;

THENCE, continuing with the south line of said 328.824 acre tract, same being the north line of said 10.00 acre tract, **N43°16'30"E**, a distance of **144.51** feet to a 5/8-inch iron rod found at the northeast corner of said 10.00 acre tract, same being the northwest corner of a called 10.00 acre tract of land conveyed to Joshua L. Young in Volume 4091, Page 798 (OPRHCT);

THENCE, with the common line of the two 10.00 acre tracts, **S46°20'21"E**, a distance of **1492.37** feet to a 1/2-inch iron rod with "Payne 6064" cap set, from which a 1/2-inch iron rod found for the common south corner of the two 10.00 acre tracts bears **S46°20'21"E**, a distance of **1525.48** feet;

THENCE, crossing said 10.00 acre Popham tract and said 72.85 acre tract, the following two (2) courses and distances:

- 1) **S44°50'14"W**, a distance of **299.99** feet to a 1/2-inch iron rod with "Payne 6064" cap set;
- 2) **S46°20'21"E**, a distance of **1524.84** feet to a 1/2-inch iron rod with "Payne 6064" cap set in the south line of said 72.85 acre tract, same being the north right-of-way-line of Harris Hill Road, from which a 1/2-inch iron rod found at the common south corner of said 72.85 acre tract and said 10.00 acre Popham tract bears **N44°50'14"E**, a distance of 155.59 feet;

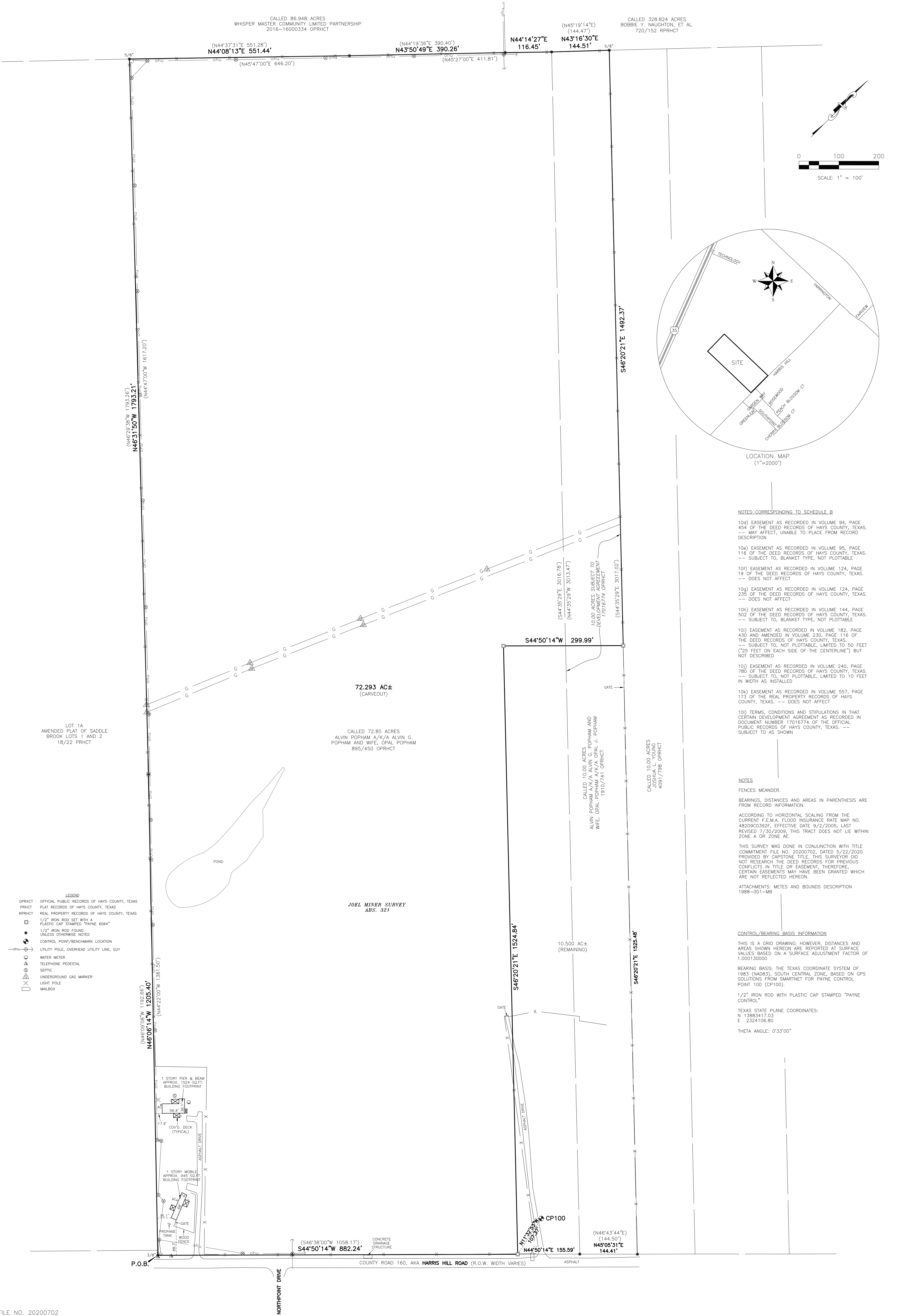
THENCE, with the south line of said 72.85 acre tract and the north right-of-way-line of Harris Hill Road, **S44°50'14"W**, a distance of **901.85** feet to the **POINT OF BEGINNING** hereof, and containing 72.293 acres, more or less.

Surveyed on the ground July 6, 2020. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS solutions. Attachments: drawing 1988-001

7/10/20

Eric J. Dannheim, RPLS
State of Texas #6075

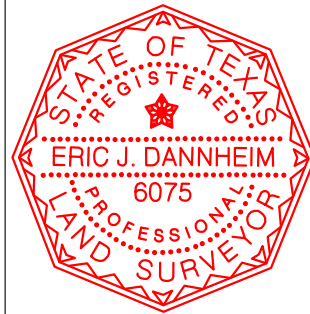




FILE NO. 20200702

ADDRESS: 2811 Harris Hill Road
JOB NUMBER: 1988-001
CLIENT: ALVIN POPHAM
DATE: 7/10/2020
FIELD CREW: ZB/DJ
OFFICE: EJD
FB/PG: BV10/46

A LAND TITLE SURVEY OF 72.293 ACRES, MORE OR LESS, IN THE JOEL MINER SURVEY, ABSTRACT 321, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 72.85 ACRE TRACT OF LAND CONVEYED TO ALVIN POPHAM, A/K/A ALVIN G. POPHAM, AND WIFE, OPAL POPHAM, IN VOLUME 895, PAGE 450 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (OPRHCT), AND BEING A PORTION OF A CALLED 10.00 ACRE TRACT OF LAND CONVEYED TO ALVIN POPHAM, A/K/A ALVIN G. POPHAM, AND WIFE, OPAL POPHAM, IN VOLUME 1910, PAGE 741 (OPRHCT).



TO LANZOLA CORPORATION AND CAPSTONE TITLE EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:
I, HEREBY STATE TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON 7/6/2020, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.
7/10/2020
ERIC J. DANNHEIM, R.P.L.S. NO. 6075
FIRM NO. 10194453

SAN MARCOS, HAYS COUNTY, TEXAS

