

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

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	Michele Rogerson Lynch	Property Owner	Ralph Hutchison
Company	Metcalf Wolff Stuart & Willia	Company	Hutchison Family Trust
Applicant's Mailing Address	221 W. 6th Street, Suite 1300, Austin, Texas 78701	Owner's Mailing Address	1857 N 10th Street, Washougal, WA 98671
Applicant's Phone #	(512) 404-2251	Owner's Phone #	(360) 901 -2882
Applicant's Email	mlynch@mwswtexas.com	Owner's Email	gralph436@gmail.com

PROPERTY INFORMATION

Subject Property Address(es): 420 North Street, San Marcos, TX 78666

Legal Description: Lot 17 Block 18 Subdivision D.P. Hopkins

Total Acreage: 0.328 acres Tax ID #: R 32207

Preferred Scenario Designation: _____ Existing Zoning: MF-24

Existing Land Use(s): Multifamily

DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-5D

Proposed Land Uses / Reason for Change: No change in land use designation

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

Ralph Hutchison

I, _____ (owner name) on behalf of

Hutchison Family Trust

_____ (company, if applicable) acknowledge that I/we

am/are the rightful owner of the property located at
420 North Street, San Marcos, TX 78666

_____ (address).

Michele Rogerson Lynch

I hereby authorize _____ (agent name) on behalf of

Metcalf Wolff Stuart & Williams, LLP

_____ (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: 3/31/2021

Hutchison Family Trust, Attn: Ralph Hutchison

Printed Name, Title: _____

Signature of Agent: _____

Date: 4/26/2021

Metcalf Wolff Stuart & Williams, LLP, Attn: Michele Lynch

Printed Name, Title: _____

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: _____

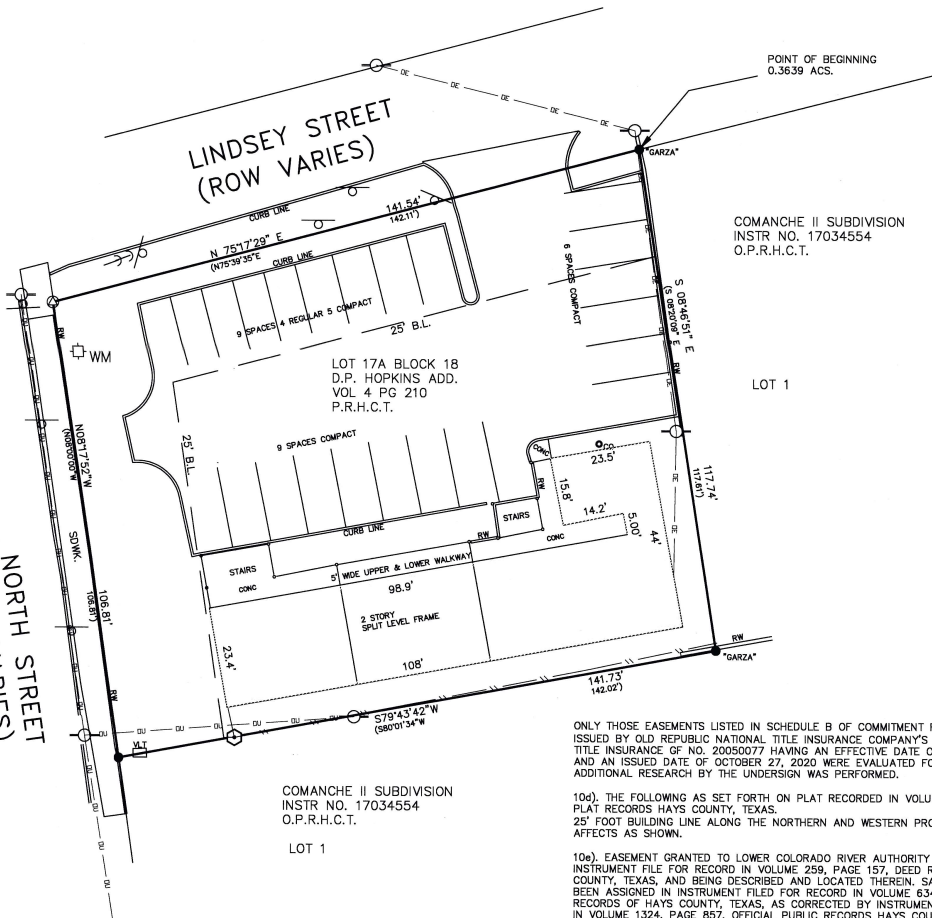
Date: 4/26/2021

Print Name: Michele Rogerson Lynch

Form Updated October, 2019



- NORTH STREET
(ROW VARIES)



LOT 1

ONLY THOSE EASEMENTS LISTED IN SCHEDULE B OF COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE OF NO. 200500077 HAVING AN EFFECTIVE DATE OF OCTOBER 19, 2020, AND AN ISSUED DATE OF OCTOBER 27, 2020 WERE EVALUATED FOR THIS SURVEY NO ADDITIONAL RESEARCH BY THE UNDERSIGN WAS PERFORMED.

10d). THE FOLLOWING AS SET FORTH ON PLAT RECORDED IN VOLUME 4, PAGE 210, PLAT RECORDS HAYS COUNTY, TEXAS.
25' FOOT BUILDING LINE ALONG THE NORTHERN AND WESTERN PROPERTY LINE(S).
AFFECTS AS SHOWN.

10(c). EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY AS SET FORTH IN INSTRUMENT FILED FOR RECORD IN VOLUME 259, PAGE 157, DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING DESCRIBED AND LOCATED THEREIN, SAID EASEMENT HAVING BEEN ASSIGNED IN INSTRUMENT FILED FOR RECORD IN VOLUME 634, PAGE 818, DEED RECORDS OF HAYS COUNTY, TEXAS, AS CORRECTED BY INSTRUMENT FILED FOR RECORD IN VOLUME 1324, PAGE 857, OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS; AND THE INSTRUMENT FILED BY REFERENCE OF EASEMENT FILED FOR RECORD UNDER HAYS COUNTY CLERK'S FILE NO. 13025691.

DOESN'T AFFECT.

101). EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY AS SET FORTH IN INSTRUMENT FILE FOR RECORD IN VOLUME 278, PAGE 789, DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING DESCRIBED AND LOCATED THEREIN, SAID EASEMENT HAVING BEEN ASSIGNED IN INSTRUMENT FILED FOR RECORD IN VOLUME 634, PAGE 818, DEED RECORDS OF HAYS COUNTY, TEXAS, AS CORRECTED BY INSTRUMENT FILED FOR RECORD IN VOLUME 1324, PAGE 857, OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS; AND ADDITIONALLY, EASEMENT RELEASED BY INSTRUMENT FILED FOR RECORD UNDER HAYS COUNTY CLERK'S FILE NO. 13025690.

DOESN'T AFFECT.

10g). TERMS, CONDITIONS, STIPULATIONS, AND PROVISIONS CONTAINED IN LEASE AGREEMENT AS EVIDENCED BY MEMORANDUM FILED FOR RECORD IN VOLUME 286, PAGE 261, DEED RECORDS OF HAYS COUNTY, TEXAS.
DOESN'T AFFECT.

BASIS OF BEARINGS IS GRID BASED ON GPS OBSERVATIONS
FROM THE LEICA SMARTNET NAD 83/2011 ADJUSTMENT
TEXAS PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204.

DISTANCES SHOWN HEREON ARE SURFACE.

ACCORDING TO THE FEMA FLOOD MAP 48209C0389F DATED SEPTEMBER 2, 2005
THE SUBJECT TRACT LIES IN ZONE "X" UNSHADED AREA OF MINIMAL FLOOD HAZARD.

DESCRIPTION OF A 0.3639 (15,852 SQUARE FEET) TRACT OF LAND IN THE J.M. VERAMENDI SURVEY ABSTRACT 17 HAYS COUNTY, TEXAS, BEING LOT 17A BLOCK 18 OF THE D.P. HOPKINS ADDITION A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 210, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN A DEED FROM FRANCIS AND LINDA HORNE TO COMANCHE STREET PARTNERS AS DESCRIBED IN DEED 408, PAGE 231. THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 0.3639 (15,852 SQUARE FEET) TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS AND DISTANCE BASED ON THE TEXAS PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204:

BEGINNING at an iron rod with aluminum cap stamped "GARZA" found in the top of a concrete retaining wall in the south margin of Lindsey Street having a variable width right of way, also being in a west line of Lot 1 of the COMANCHE II subdivision as recorded under Instrument Number 17034554 of the Official Public Records of Hays County, Texas, and monumenting the call northeast corner of Lot 17A Block 18 and of the herein described tract;

THENCE departing the said south margin of Lindsey Street with the said west line of Lot 1 being common with the east line of Lot 17A Block 18 and of the herein described tract S 08°46'51" E for a distance of 117.74 feet to an iron rod with aluminum cap stamped "GARZA" found in a concrete lined drainage ditch and being an "ell" corner of Lot 1 of the said COMANCHE II subdivision, said iron rod with aluminum cap monumenting the southeast corner of Lot 17A Block 18 and of the herein described tract;

THENCE with a north line of said Lot 1 being common with the south line of Lot 17A Block 18 and of the herein described tract S 79°43'42" W for a distance of 141.73 feet to a 5/8" inch iron rod found in the top of a concrete retaining wall in the east margin of North Street having a variable width right of way, said 5/8" inch iron monumenting the northwest corner of Lot 1 and the southwest corner of Lot 17A Block 18 and of the herein described tract:

THENCE departing the said north line of Lot 1 and with the east margin of North Street being common with the west line of Lot 17A Block 18 and of the herein described tract N 08°17'52" W for a distance of 106.81 feet to a P.K. Nail with shiner stamped "CARDINAL SURVEYING" set in a concrete sidewalk, being in the south margin of Lindsey Street and monumenting the northwest corner of Lot 17A Block 18 and of the herein described tract:

THENCE with the said south margin of Lindsey Street being common with the north line of Lot 17A Block 18 and of the herein described tract N 75° 17' 29" E for a distance of 141.54 feet to the POINT OF BEGINNING of the herein described tract and containing 0.3639 (15,852 square feet) of land more or less.



TO: 420 NORTH STREET LLC, RALPH C. HUTCHISON AND CAROL HUTCHISON (TRUSTEES OF THE HUTCHISON FAMILY TRUST), AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

DAVID PAUL CARR DO HEREBY CERTIFY THAT THE FOREGOING MAP IS OF A SURVEY PERFORMED BY ME PERSONALLY IN NOVEMBER 2020, AND THAT IT SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF A CATEGORY 1A CONDITION II LAND TITLE SURVEY AS DEFINED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING PUBLISHED BY THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS, AND THAT THERE ARE NO PROTRUSION INTO OR OUT OF THE SUBJECT TRACT UNLESS SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENT INTO OR OUT OF DEDICATED EASEMENTS UNLESS SHOWN HEREON.

DAVID PAUL CARR R.P.L.S.
TEXAS REGISTRATION NO. 3997

11-03-20
DATE

Cardinal
Surveying  Mapping
David P. Carr, RPLS
TBPLS FIRM NO. 10194078

CATEGORY 1A CONDITION II LAND TITLE SURVEY
LOT 17A BLOCK 18 D.P. HOPKINS ADDITION
VOLUME 4 PAGE 210
PLAT RECORDS HAYS COUNTY, TEXAS

DATE	BY	REVISIONS