

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

Updated: September, 2020



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.

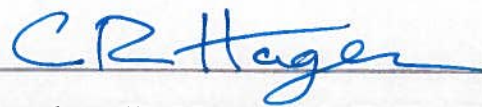
APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Lara L. Lowman (owner name) on behalf of
Lowman Ranch, Ltd (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
Centerpoint Rd, San Marcos, TX 78666 (address).

I hereby authorize Charles R. Hager V, P.E. (agent name) on behalf of
LJA Engineering, Inc. (agent company) to file this application for
Zoning Establishment (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 3-24-21
Printed Name, Title: Lara L. Lowman, Managing Partner

Signature of Agent:  Date: 3-25-21
Printed Name, Title: Charles R. Hager V, P.E., Project Manager

Form Updated October, 2019

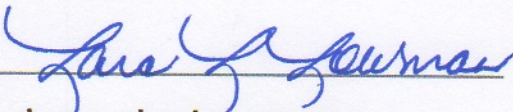
AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

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: _____

3-24-21

Print Name: _____

Lara L. Lowman

EXHIBIT "A"

County: Hays
Description: CD-4 Re-zoning
Acreage: 29.6693

Being 29.6693 acres out of the remainder of a called 53.83 acres of land, more or less, situated in the Edward Burleson Survey, Abstract no. 63, Hays County, Texas, being a portion of that tract described as 995.14 acres in a deed from Grace B. Lowman to Lowman Ranch, LTD. Dated June 3, 1967 and recorded in Volume 218, Page 594 of the Hays County Deeds Record, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with aluminum cap stamped "PRO-TECH ENG 2219" at the east corner of Lot 1, Tanger Factory Outlet, a subdivision of record in Volume 5, Page 383 of the Hays County Plat Records, being in the northwest line of the said remainder of the called 53.83 acre tract, and also being the southwest corner of the right-of-way easement conveyed to the City of San Marcos by Lowman Ranch, LTD, by deed dated May 25, 1993 and recorded in Volume 995, Page 610 of the Hays County Deed Records;

THENCE: North 43° 35' 25" East, 26.56 feet, passing the northwest corner of the said remainder of the 53.83 acre tract, also being the northwest corner of the said right-of-way easement, continuing 28.44 feet for a total distance of 55.00 feet to a point in the centerline of Center Point Road, an assumed 110 foot right-of-way, for the northwest corner of the herein described CD-4 District;

THENCE: South 45° 46' 58" East, 721.45 feet, along the centerline of Center Point Road to a point of curvature of a curve to the left;

THENCE: a distance of 190.46' along the arc of said curve to the left having a Radius of 1005.00 feet, a chord bearing of South 51° 01' 44" East and a chord distance of 190.18 feet, to a point in the centerline of said Center Point Road, being the northeast corner of the herein described CD-4 District;

THENCE: South 44° 39' 17" West, 42.20 feet, passing the northeast corner of the said remainder of the 53.83 acre tract, also being the northeast corner of the said right-of-way easement, continuing 996.29 feet for a total distance of 1021.09 feet, along the southeasterly line of the said remainder of the called 53.83 acre tract, also being the northwesterly line of the tract described as 8.07 acres in a deed to Warren Garland J. Estate, recorded in Volume 4876, Page 831 of the Official Public Records of Hays County Texas, to a 5/8" iron rod with cap stamped "LJA Survey" set for an angle point;

THENCE: South 44° 06' 19" West, 383.29 feet, to a 5/8" iron rod with cap stamped "LJA Survey" set for the southwest corner of the said 8.07 acre tract, also being the northwest corner of a 211.743 acre tract described in a deed to John Coleman Horton III and Nancy McCray Horton recorded in Volume 4514, Page 210 of the Official Public Records of Hays County Texas, and being an angle point in the herein described CD-4 District;

THENCE: South 45° 14' 23" West, 194.02 feet along the southeasterly line of said remainder of the called 53.83 acre tract to a 5/8" iron rod with cap stamped "LJA Survey" set for an angle point;

THENCE: South 44° 27' 52" West, 242.12 feet along the southeasterly line of said remainder of the called 53.83 acre tract to a 5/8" iron rod with cap stamped "LJA Survey" set for an angle point;

THENCE: South 44° 46' 19" West, 60.07 feet to a point being in the southeasterly line of the said remainder of the called 53.83 acre tract, also being the southeast corner of the herein described CD-4 District;

THENCE: North 45° 17' 38" West, 503.39 feet, to a point within said remainder of the called 53.83 acre tract;

THENCE: North 44° 39' 18" East, 142.96 feet, to a point within said remainder of the called 53.83 acre tract;

THENCE: North 45° 20' 42" West, 105.00 feet, to a point within said remainder of the called 53.83 acre tract;

THENCE: North 44° 39' 18" East, 1237.00 feet, to a point within said remainder of the called 53.83 acre tract;

THENCE: North 45° 20' 42" West, 295.13 feet, to a point in the common line of said remainder of the called 53.83 acre tract and the said Tanger Factory Outlet Subdivision;

THENCE: North 43° 35' 25" East, 458.28 feet, along the common line of said remainder of the called 53.83 acre tract and the said Tanger Factory Outlet Subdivision to the POINT OF BEGINNING, containing 29.6693 acres, more or less.

All bearings and coordinates are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), North American Datum of 1983. All distances can be adjusted to surface using a combined scale factor of 1.00013.

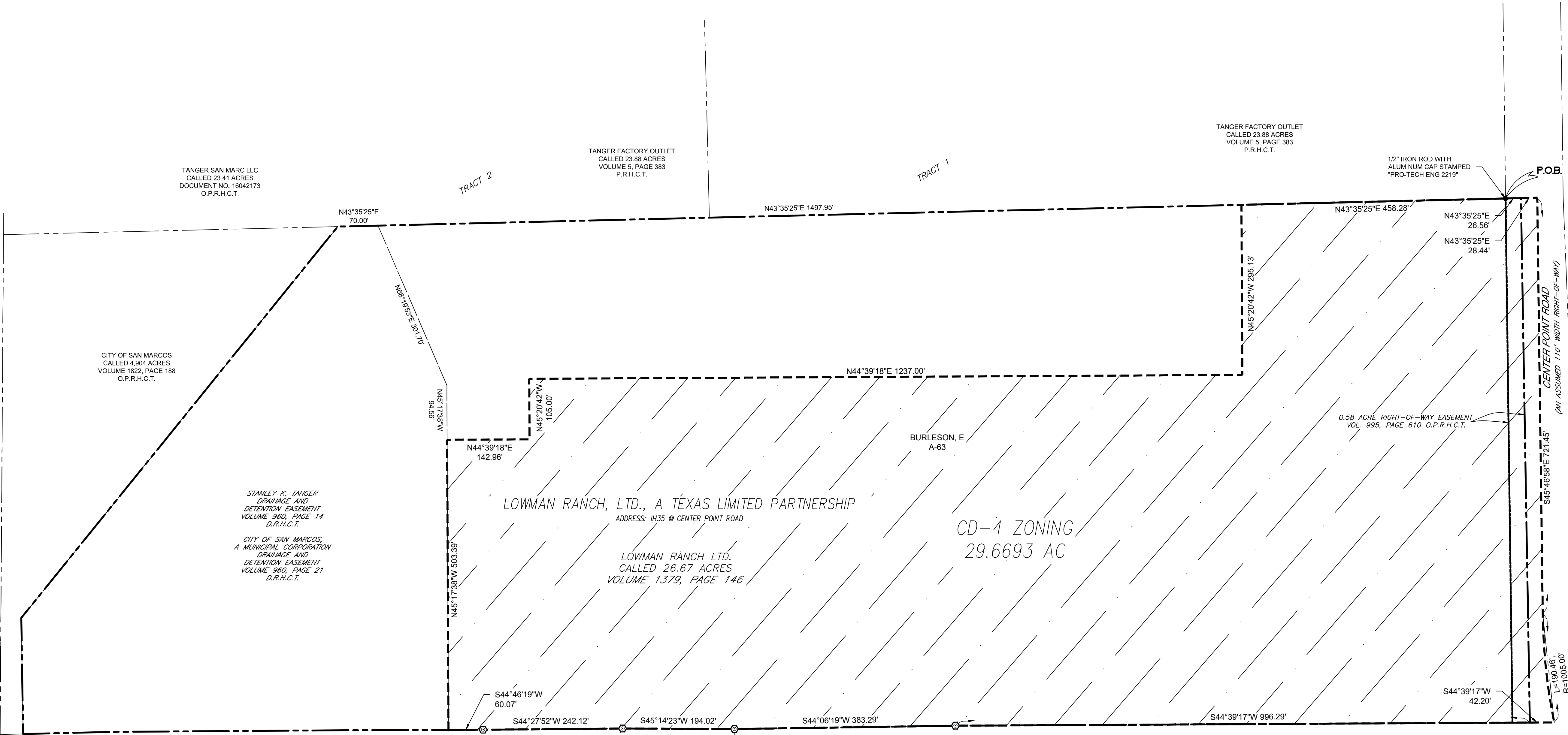
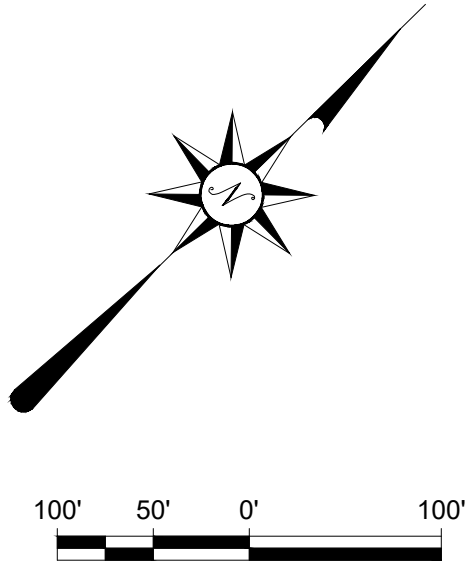
LJA Surveying, Inc.
Texas Surveying Firm Branch Registration No. 10194533
7500 Rialto Blvd, Building II, Suite 100. Austin, Texas 78735
Phone No.: 512.439.4700

By:  _____

Surveyor's Name: Jeremy J. Kowis
Registered Professional Land Surveyor, Texas No. 6361
Date: March 24, 2021



I:\Users\j.kowis\Documents\Projects\Survey\Projects\LIAS001\4445\1001_50_Acre_ALTA\06-CAD\Civil\3D\Plots & ALTA\CD-4_R01_Zoning_Exhibit.dwg
3/24/2021



JOHN COLEMAN HORTON III, AND NANCY MC CRAY HORTON,
CO-TRUSTEES OF THE JOHN COLEMAN HORTON IV 2012 TRUST AND
THE PERRY MC CRAY HORTON 2012 TRUST
CALLED 211.743 ACRES
VOLUME 4514, PAGE 210
O.P.R.H.C.T.

PROJECT: LIAS001-A445-1001
DATE: MARCH 24, 2021

NOTES:

- ALL HORIZONTAL DATA IS HELD TO TEXAS STATE PLANE COORDINATE SYSTEM OF 1983(2011)(EPOCH 2010), TEXAS SOUTH CENTRAL ZONE (4203). U.S. SURVEY FOOT. ALL DISTANCES ARE GRID VALUES IN U.S SURVEY FEET. TO CONVERT TO SURFACE, USE THE SCALE FACTOR OF 1.00013.
- A METES AND BOUNDS WAS CREATED IN CONJUNCTION WITH THIS EXHIBIT.



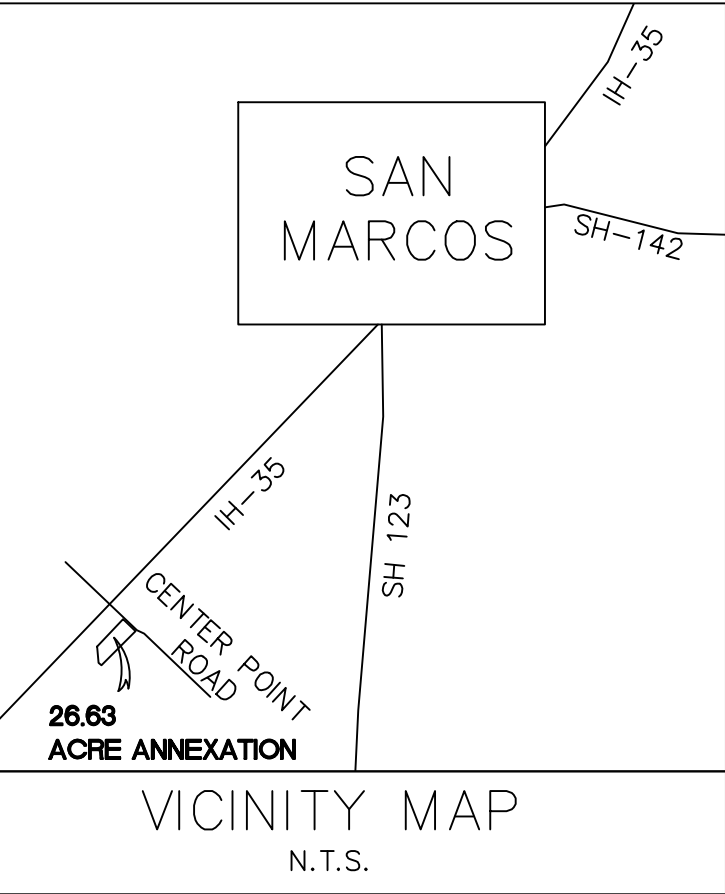
Jeremy J. Kowis
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6361

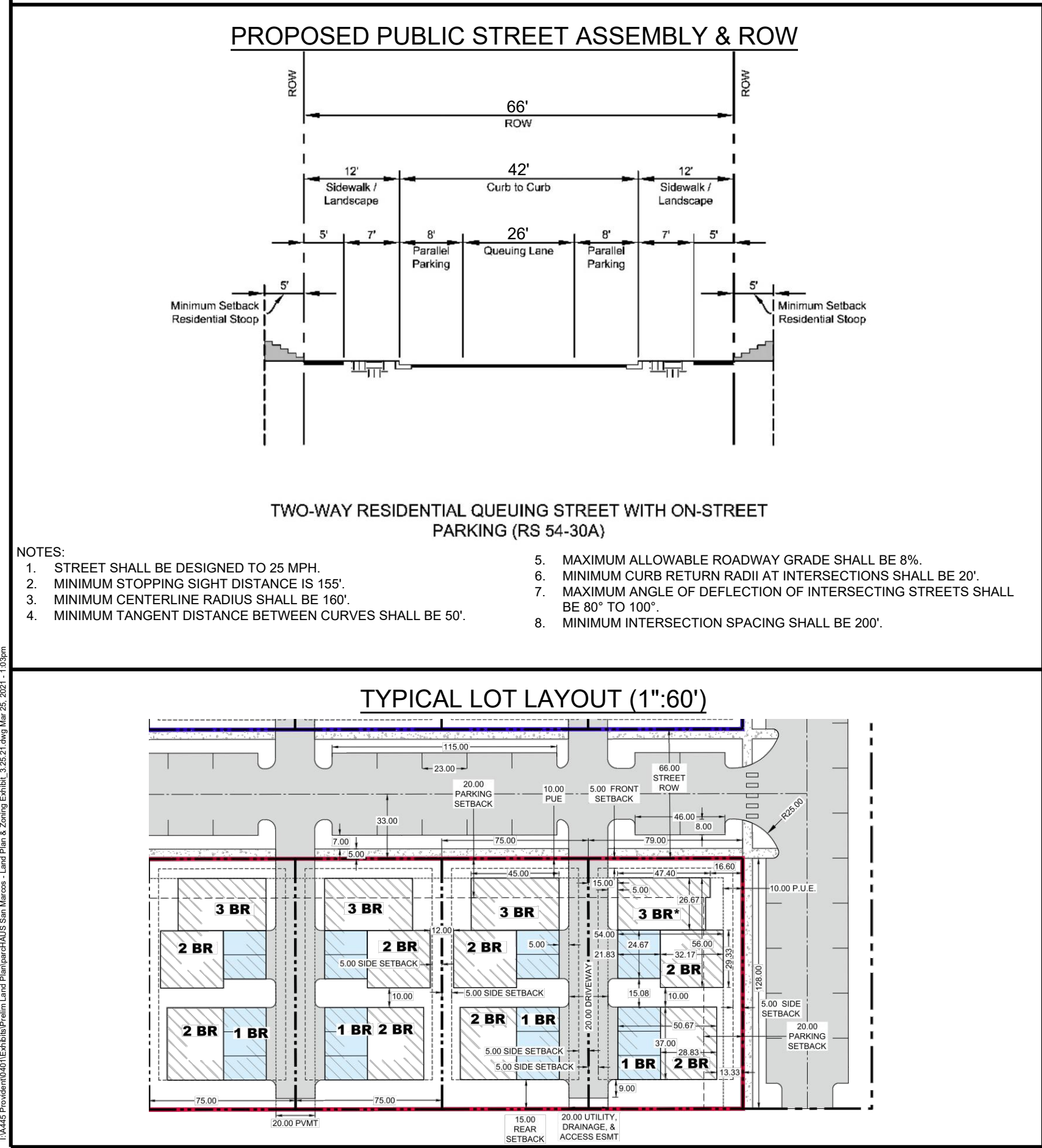
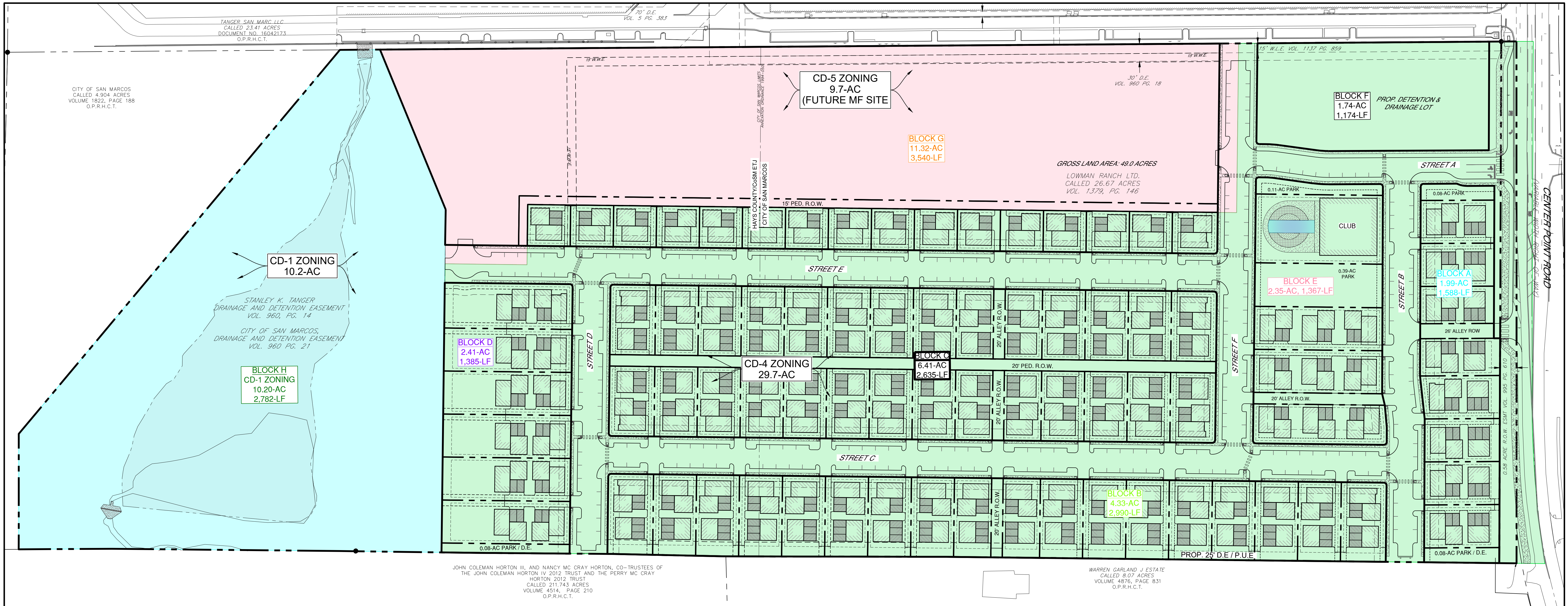
LEGEND	
	5/8" IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY" SET
	IRON ROD FOUND (AS NOTED)
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	P.R.H.C.T.
	O.P.R.H.C.T.
	PLAT RECORDS OF HAYS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

CHARACTER DISTRICT - 4 (CD-4)
ZONING DISTRICT

LJA Surveying, Inc.
7500 Rialto Blvd, Building II Suite 100
Austin, Texas 78735
Phone 512.493.4700
T.B.P.L.S. Firm No. 10194533

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
GL	JK	1"=100'	03/24/21	A445-1001	1 OF 1
DATE OF LAST REVISION		DESCRIPTION OF LAST REVISION			





CD-1 ZONING REQUIRMENTS (4.4.3.1)

GENERAL DESCRIPTION

The CD-1 District is intended for the preservation of open space and to protect the most sensitive natural resources in San Marcos. It may include widely dispersed rural single family homes but is primarily characterized by extensive, undisturbed landscapes.

DENSITY

Units Per Gross Acre

N/A

Impervious Cover

20% max.

TRANSPORTATION

Block Perimeter

N/A

LAND PLAN UNIT/PARKING/LOT & BLOCK SUMMARY

Unit Summary / Parking Calculations (CD-4 Zoning)

Type of Bedroom Units	Units	SP/Unit	Total Spaces
1 BR	54	1.00	54
2 BR	145	1.00	145
3 BR	91	1.00	91
4 BR	0	1.00	0
TOTAL	290		290
CLUB (3 sp / 1,000-sf)	30		
Net Required Parking	=	320	
Provided Parking		Standard	
Surface Spaces	=	272	
Garage Spaces	=	344	
Total Provided Parking	=	616	
Bicycle Parking Req'd	=	23	Spaces (1 per 15 units + 1 per 3k-sf Club)

LOT/BLOCK SUBDIVISION SUMMARY

BLOCK	ZONING	LAND USE	# OF LOTS			AREA		PERIMETER (LF)
			RESIDENTIAL	AMENITY	OPEN SPACE/ALLEY	SF	AC	
A	CD-4	APARTMENT	8	0	3	86,592	1.99	1,588
B	CD-4	APARTMENT	18	0	1	188,643	4.33	2,990
C	CD-4	APARTMENT	28	0	3	279,290	6.41	2,635
D	CD-4	APARTMENT	6	0	1	104,964	2.41	1,385
E	CD-4	APARTMENT	3	1	3	102,568	2.35	1,367
F	CD-4	DRAINAGE	0	0	1	75,633	1.74	1,174
		TOTAL	63	1	12	837,690	19.23	11,139
G	CD-4	APARTMENT	16	0	0	493,295	11.32	3,540
	CD-5	APARTMENT	1	0	1	444,263	10.20	2,782
		TOTAL	17	0	1	493,295	11.32	3,540
H	CD-1	DRAINAGE	0	0	1	444,263	10.20	2,782
		TOTAL	0	0	1	444,263	10.20	2,782

CD-4 ZONING REQUIRMENTS (4.4.3.4)			
GENERAL DESCRIPTION The CD-4 district is intended to accommodate a variety of residential options including single-family, two-family and multifamily with limited commercial or mixed use on the corners.		BUILDING TYPES ALLOWED	
		Accessory Dwelling	Section 4.4.6.1
		Cottage	Section 4.4.6.3
		Duplex	Section 4.4.6.5
		Townhouse	Section 4.4.6.7
		Courtyard Housing	Section 4.4.6.9
		Apartment	Section 4.4.6.10
		Live/ Work	Section 4.4.6.11
		Neighborhood Shopfront	Section 4.4.6.12
		Civic Building	Section 4.4.6.15
DENSITY Impervious Cover 80% max.			
TRANSPORTATION Block Perimeter 2,400 ft. max Section 3.6.2.1 Streetscape Type Residential 40 ft. min./ 120 ft. max. Section 3.8.1.7 Conventional Mixed Use 40 ft. min./ 120 ft. max. Section 3.8.1.8			
BUILDING STANDARDS Principle Building Height 3 stories max. 50 ft. max. Accessory Structure Height N/A 24 ft. max.		SETBACKS - PRINCIPAL BUILDING	
		Primary Street	5 ft. min - 12 ft. max. B
		Secondary Street	5 ft. min. C
		Side	5 ft. min. D
		Rear	15 ft. min. E
		Rear, abutting alley	5 ft. min. E
LOT		SETBACKS - ACCESSORY STRUCTURE	
		Primary Street	20 ft. min.
		Secondary Street	15 ft. min.
		Side	5 ft. min.
		Rear	3 ft. min.
BUILDING TYPE		LOT AREA	LOT WIDTH
Cottage	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.	
Duplex	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.	
Townhouse	1,500 sq. ft. min.	20 ft. min./ 120 ft. max.	
Courtyard Housing	1,500 sq. ft. min.	15 ft. min./ 120 ft. max.	
Apartment	6,000 sq. ft. min.	60 ft. min./ 120 ft. max.	
Live/Work	1,100 sq. ft. min.	15 ft. min./ 120 ft. max.	
Neighborhood Shopfront	6,000 sq. ft. min.	60 ft. min./ 120 ft. max.	
Civic Building	6,000 sq. ft. min.	50 ft. min.	
All Lots 45 feet or less in width shall take vehicular access from a rear alley except Courtyard Housing.			
ALL EXISTING DATA SHOWN HEREON IS PROVIDED FROM GIS SOURCES ONLY			

CD-5 ZONING REQUIRMENTS (4.4.3.5)			
GENERAL DESCRIPTION The CD-5 district is intended to provide for a variety of residential, retail, service and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.		TRANSPORTATION	
		Block Perimeter	2,000 ft. max Section 3.6.2.1
		Streetscape Type	Main Street Section 3.8.1.6 Multi-Way Section 3.8.1.9
DENSITY Impervious Cover 100% max.		BUILDING TYPES ALLOWED	
		Accessory Dwelling	Section 4.4.6.1
		Townhouse	Section 4.4.6.7
		Apartment	Section 4.4.6.10
		Live/ Work	Section 4.4.6.11
		Mixed Use Shopfront	Section 4.4.6.14
		Civic Building	Section 4.4.6.15
BUILDING STANDARDS Building Height (Max.)* 5 stories 75 ft. Building Height (Min.)* 2 stories 24 ft. Ground Floor Elevation 2' min for ground floor residential * Alternative Compliance available (see Section 4.3.4.4 or Section 4.3.4.5)		PARKING LOCATION	
		LAYER (SECTION 4.3.3.1)	SURFACE
		First Layer	Not Allowed Not Allowed
		Second Layer	Allowed along secondary street only Not Allowed
		Third Layer	Allowed Allowed
		BUILD-TO-ZONE (BTZ)	
		Building Facade in primary street	80% min.
		Building Facade in secondary street	60% min.
		DURABLE BUILDING MATERIAL AREA	
		Primary Material	80% min.
		Secondary Material	20% max.
		Blank Wall Area	25 ft. max.
LOT			
		BUILDING TYPE	LOT AREA
		Townhouse	1,500 sq. ft. min. 15 ft. min.
		Apartment Building	2,000 sq. ft. min. 20 ft. min.
		Live/Work	1,100 sq. ft. min. 15 ft. min.
		Mixed Use Shopfront	2,000 sq. ft. min. 20 ft. min.
		Civic Building	2,000 sq. ft. min. 20 ft. min.
		SETBACKS - PRINCIPAL BUILDING	
		Primary Street	0 ft. min./ 12 ft. max. B
		Secondary Street	0 ft. min./ 12 ft. max. C
		Side	0 ft. min. D
		Rear	0 ft. min. E
		Rear, abutting alley	3 ft. min. E

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386



CENTERPOINT RESIDENTIAL DEVELOPMENT
CD-4 & CD-5 ZONING
LAND PLAN ZONING EXHIBIT
MARCH 25, 2021