

ANNEXATION 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

Is the property adjacent to city limits: ☐ YES ☐ NO

Is the property proposing to connect to City utilities: ☐ YES, WATER ☐ YES, WASTE WATER ☐ NO

Is the property subject to an approved development or other agreement : ☐ YES ☐ NO

Proposed Use: _____ Proposed Zoning: _____

Reason for Annexation / Other Considerations: _____

AUTHORIZATION

By submitting this digital application, 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 \$1,181

Technology Fee \$13

TOTAL COST \$1,194


Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

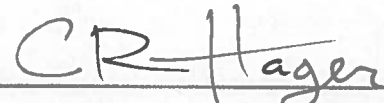
APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

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
Annexation (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 3/19/21
Printed Name, Title: Lara L. Lowman, ^{Managing} General Partner

Signature of Agent:  Date: 3/22/2021
Printed Name, Title: Charles R. Hager V, P.E., Project Manager

DECLINATION OF OFFER OF DEVELOPMENT AGREEMENT

The attached Development Agreement was offered by the City of San Marcos to the owner of the property subject to the following application/petition (check one):

☐ Out of City Utility Connection of Extension Application

☒ Petition for Annexation (without OCU Request)

By signing below, the owner of the subject property declines the offer to enter into such Development Agreement.

OWNER (individual):

Date: _____

[OR]

OWNER (Entity):
LOWMAN RANCH, LTD.

By: _____

Name: Lara L. Lowman

Title: Managing
General Partner

Date: 3/19/21

Case No. _____ (to be inserted by City Staff)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

OWNER'S CONSENT TO ANNEXATION OF LAND

Date:

City: City of San Marcos, Texas, a home rule municipal corporation

Owner: Lowman Ranch, Ltd, a Texas limited partnership

Property: All of that parcel of land situated in Hays County, Texas, described in the attached **Exhibit A**

Owner petitioned the City to initiate proceedings to annex the Property. Owner acknowledges and agrees that, in connection with annexation of the Property:

1. Owner does not wish to enter into a development agreement with the City under Section 212.172 and has declined the offer by the City of such a development agreement.

2. Unless specifically authorized by a written agreement with Owner approved by the City Council under applicable ordinances, the City has no obligation to extend water, wastewater, or electric utility services, roads, or other infrastructure to the Property at the City's expense, and the City has made no offers, representations or promises that the City will, at the City's expense, extend water, wastewater, or electric utility services, roads, or other infrastructure to the Property. Such extensions to the Property shall be made available in the same manner and on the same basis as available to other areas of the City, whereby it shall be Owner's sole obligation, and at Owner's sole expense, to construct and install all infrastructure necessary to extend such services to the Property under applicable ordinances.

3. Owner waives any and all rights of Owner to assert any claim or demand, or to file suit against, and covenants not to sue, the City on the basis that the annexation of the Property by the City is invalid, void or voidable, in whole or in part.

4. This instrument is made, and shall be construed and interpreted under the laws of the State of Texas. Venue for any legal proceedings concerning this instrument shall lie in State courts having jurisdiction located in Hays County, Texas. Venue for any matters in federal court will be in the United States District Court for the Western District of Texas.

5. If any word, phrase, clause, sentence, or paragraph of this instrument is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this instrument will continue in force if they can be given effect without the invalid portion.

6. This instrument may be recorded in the Official Public Records of the County or Counties in which the Property is located and is binding on Owner's successors, heirs and assigns, and any future owners of the Property.

[SIGNATURE(S) ON NEXT PAGE]

OWNER:
LOWMAN RANCH, LTD.

By: *Lara L. Lowman*

Name: Lara L. Lowman

Title: Managing General Partner

ACKNOWLEDGMENT

STATE OF Georgia §
§
COUNTY OF Lumpkin §

This instrument was acknowledged before me on March 19th, 2021 by
Lara L. Lowman, Managing General Partner of Lowman Ranch, Ltd. in such
capacity on behalf of said entity.

Andrea M. Tucker
Notary Public, State of Georgia

Andrea M Tucker
Notary Public
Lumpkin County
Georgia
My Commission Expires
March 25, 2023

EXHIBIT "A"

County: Hays
Description: San Marcos Annexation Area
Acreage: 21.73

Being 21.73 acres out 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:

COMMENCING at a found 1/2-inch iron with aluminium cap marked "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 the north corner of the called 53.83 acre tract, and also being the west 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: South 43° 35' 26" West, 1,291.97 feet, along the common line of the Tanger Factory Outlet Subdivision and the called 53.83 acre tract to the POINT OF BEGINNING and being the north corner of said 21.73 acre tract;

THENCE: South 45° 47' 23" East, 888.81 feet, leaving the northwesterly line of said 53.83 acre tract, to a point in the southeasterly line of said 53.83 acre tract;

THENCE: South 44° 58' 52" West, 251.58 feet, continuing along the south easterly line of said 53.83 acre tract to a set 5/8" iron rod with plastic cap stamped "LJA Survey";

THENCE: South 44° 27' 52" West, 242.12 feet, continuing along the south easterly line of said 53.83 acre tract to a set 5/8" iron rod with plastic cap stamped "LJA Survey";

THENCE: South 44° 46' 19" West, 238.38 feet, continuing along the south easterly line of said 53.83 acre tract to a set 5/8" iron rod with plastic cap stamped "LJA Survey";

THENCE: South 44° 33' 55" West, 396.80 feet, continuing along the south easterly line of said 53.83 acre tract to a set 5/8" iron rod with plastic cap stamped "LJA Survey";

THENCE: South 43° 39' 48" West, 162.56 feet, continuing along the south easterly line of said 53.83 acre tract to a set 5/8" iron rod with plastic cap stamped "LJA Survey", being the south corner of the 21.73 acre annexation area and the most easterly corner of a called 4.904

acre tract, described in a deed from Lowman Ranch, LTD to City of San Marcos, dated May 8, 2001 and recorded in Volume 1822, Page 188 of the Hays County Official Public Records;

THENCE: North 45° 57' 52" West, 201.44 feet, along the common line of said 4.904 Acre Tract and of the remainder of said 53.83 Acre tract to a set 5/8" iron rod with plastic cap stamped "LJA Survey",

THENCE: North 06° 05' 03" West, 873.12 feet, along the common line of said 4.904 Acre Tract and of the remainder of said 53.83 Acre tract to a set 5/8" iron rod with plastic cap stamped "LJA Survey", being in the common line of said 53.83 Acre tract and the Tanger Factory Outlet,

THENCE: North 43° 35' 22" East, 734.26 feet, with the common line of said 53.83 Acre tract and the Tanger Factory Outlet subdivision to the PLACE OF BEGINNING, containing 21.73 acres, more or less.

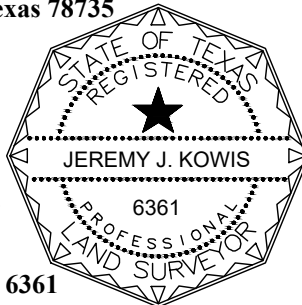
All bearings and coordinates are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), North American Datum of 1983. All distances can be adjusted to surface using a combined scale factor of 1.00013.

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

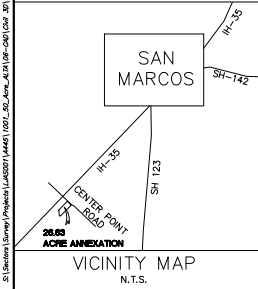
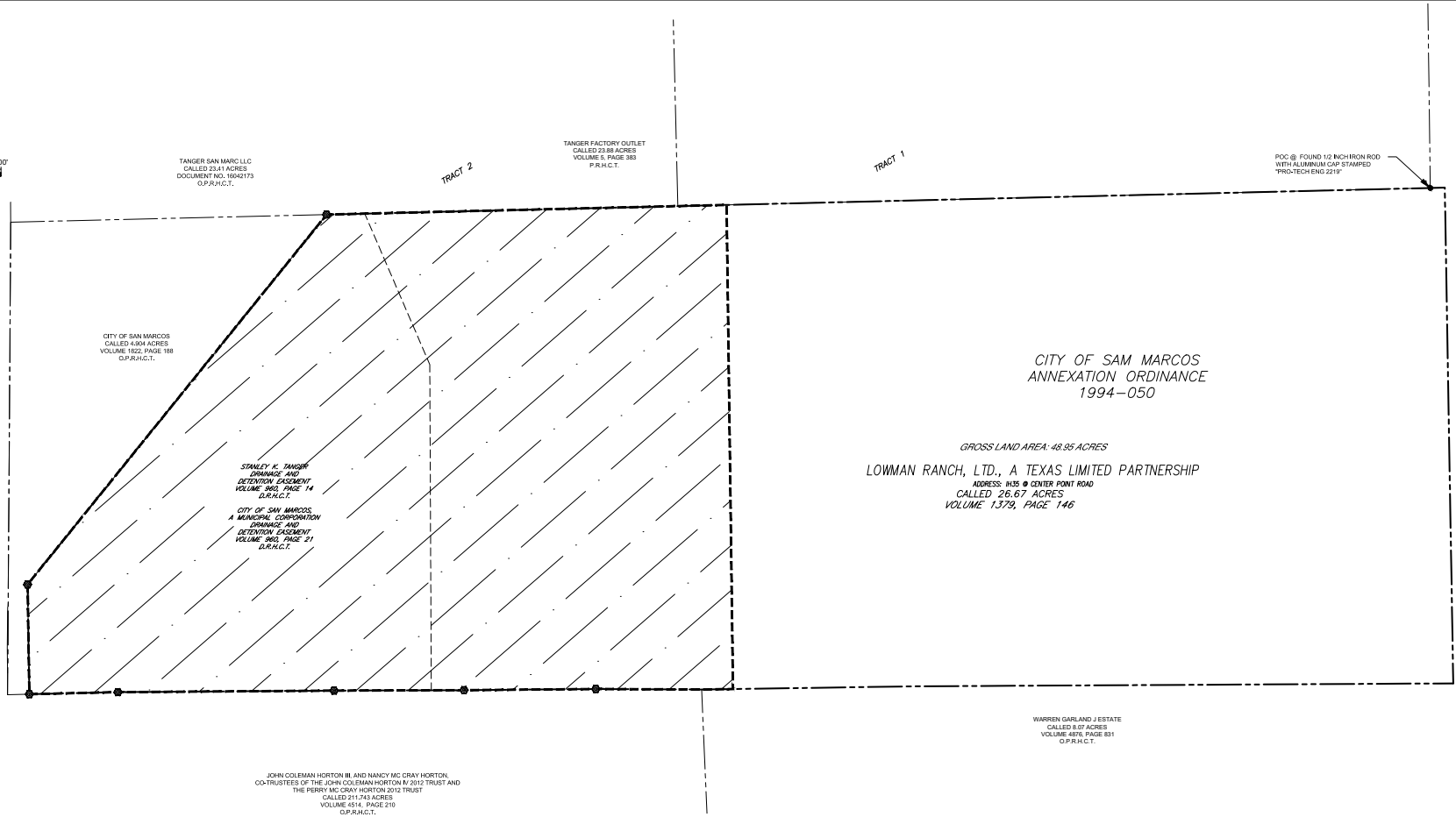
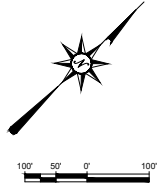
By: _____

Jeremy J. Kowis

Surveyor's Name: Jeremy J. Kowis
Registered Professional Land Surveyor, Texas No. 6361
Date: March 23, 2021



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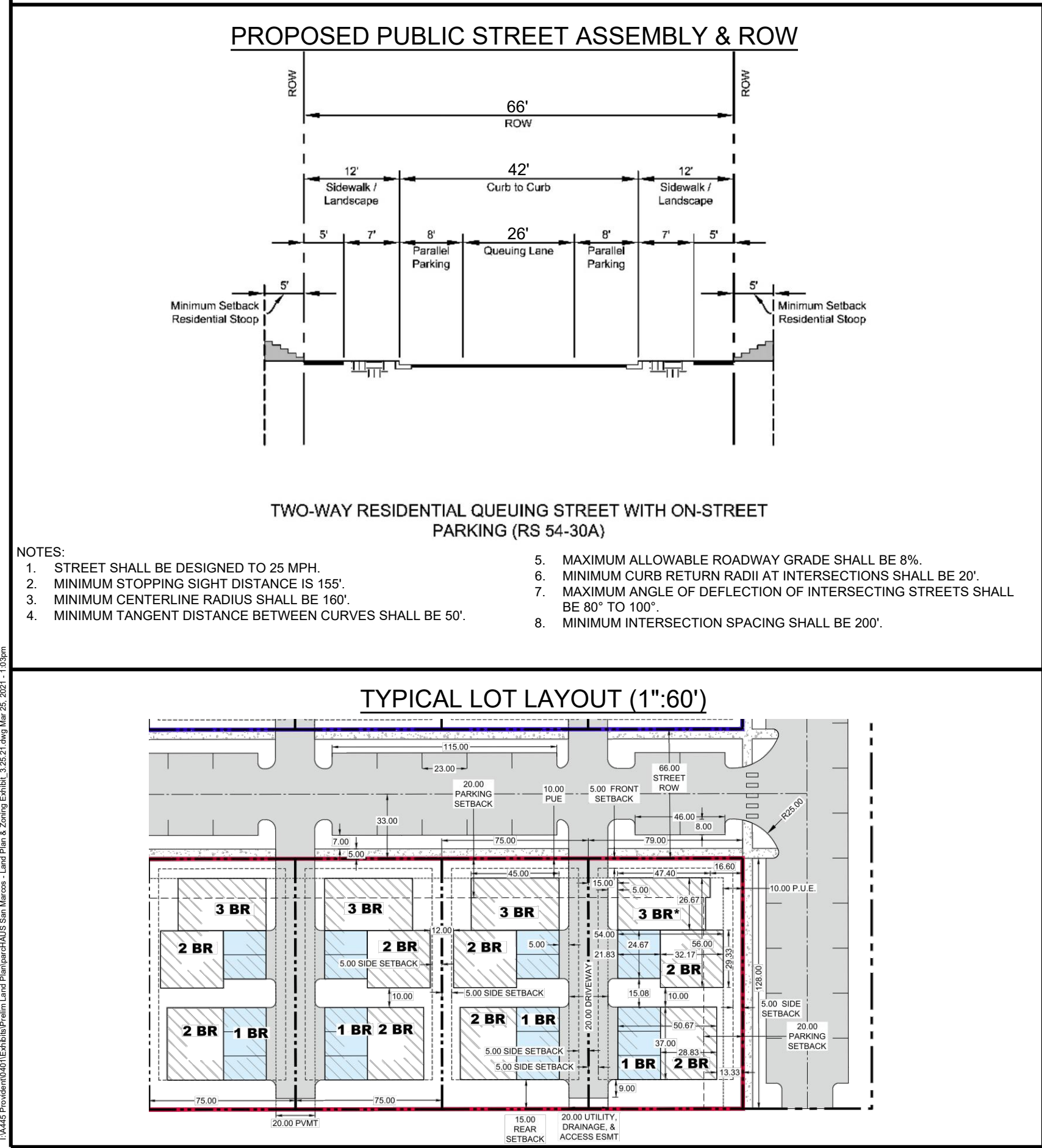
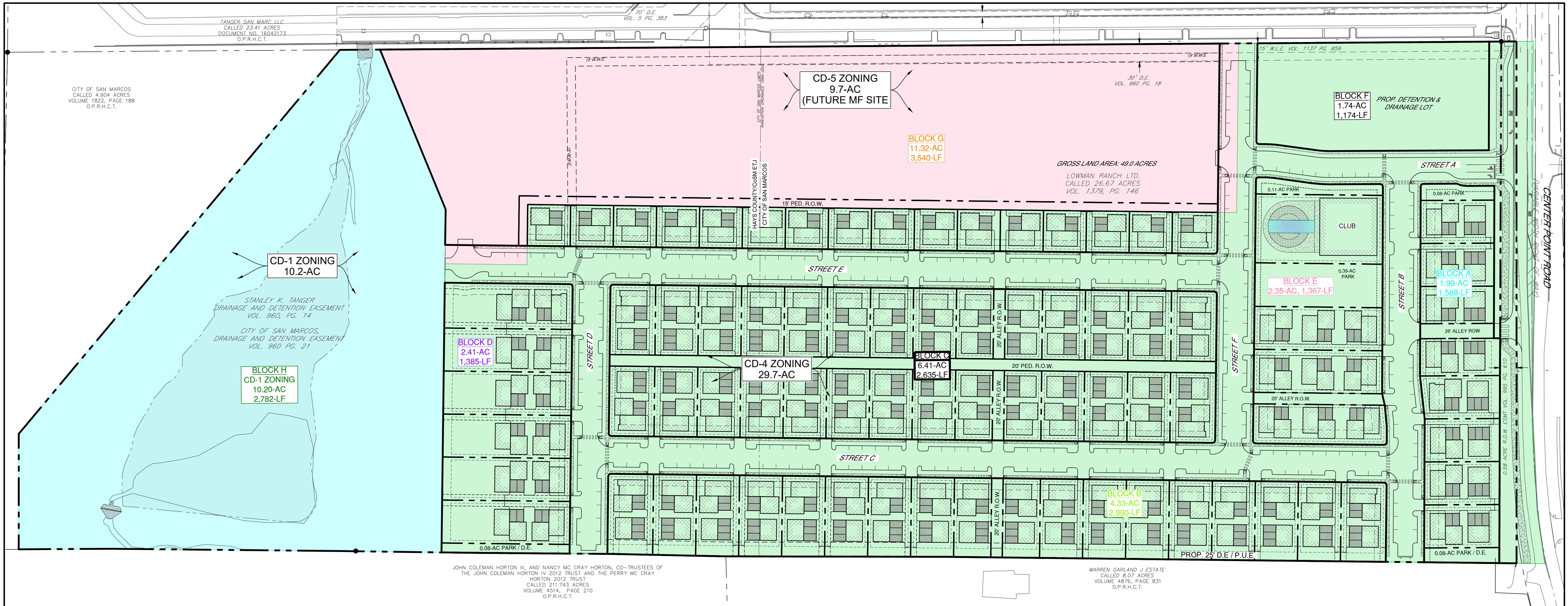
PROJECT: LJA001-A445-1001
DATE: MARCH 18, 2021

NOTES:

1. 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.
2. A METES AND BOUNDS WAS CREATED IN CONJUNCTION WITH THIS EXHIBIT.

LEGEND	
	5/8" IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY SET" IRON AND FOUND (SEE NOTES)
	BOUNDARY LINE
	EASEMENT LINE
	PARCEL LINE
	SURVEY LINE

CITY OF SAN MARCOS ANNEXATION					
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'	03/23/21	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		BUILDING TYPES ALLOWED	
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.		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	
	Residential	Section 3.8.1.10	
	Conventional	Section 3.8.1.7	
	Mixed Use	Section 3.8.1.8	
Streetscape Type			
BUILDING STANDARDS		SETBACKS - PRINCIPAL BUILDING	
Principle Building Height	3 stories max.	50 ft. max.	
Accessory Structure Height	N/A	24 ft. max.	
LOT		SETBACKS - ACCESSORY STRUCTURE	
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		TRANSPORTATION	
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.		Block Perimeter 2,000 ft. max	
		Streetscape Type Main Street	
		Multi-Way	
DENSITY			
Impervious Cover	100% max.		
BUILDING STANDARDS		BUILDING TYPES ALLOWED	
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)			
LOT		PARKING LOCATION	
BUILDING TYPE	LOT AREA	LOT WIDTH	
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		DURABLE BUILDING MATERIAL AREA	
Primary Street	0 ft. min./ 12 ft. max.	Primary Material	80% min.
Secondary Street	0 ft. min./ 12 ft. max.	Secondary Material	20% max.
Side	0 ft. min.	Blank Wall Area	25 ft. max.
Rear	0 ft. min.		
Rear, abutting alley	3 ft. min.		

CENTERPOINT RESIDENTIAL DEVELOPMENT

CD-4 & CD-5 ZONING LAND PLAN ZONING EXHIBIT

MARCH 25, 2021

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