

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.*

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

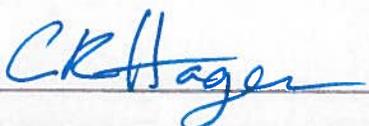
APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

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/Change (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

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

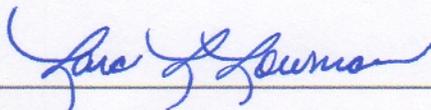
The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- 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-1 Re-zoning
Acreage: 10.1989

Being 10.1989 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 set 5/8" iron rod with plastic cap stamped "LJA Survey", being the common corner of the remainder of the called 53.83 acre tract, and the 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 remainder of 53.83 acre tract and said 4.904 acre tract, to a set 5/8" iron rod with plastic cap stamped "LJA Survey";

THENCE: North 06° 05' 03" West, 873.12 feet, continuing along the common line of said remainder of 53.83 acre tract and said 4.904 acre tract, to a set 5/8" iron rod with plastic cap stamped "LJA Survey" in the south easterly line of Tract 2, Tanger Factory Outlet, a subdivision of record in Volume 5, Page 383 of the Hays county Plat Records;

THENCE: North 43° 35' 25" East, 70.00 feet, continuing along the common line of said remainder of the called 53.83 acre tract and the Tanger Factory Outlet Subdivision to a point;

THENCE: South 68° 19' 53" East, 301.70 feet, to a set 5/8" iron rod with plastic cap stamped "LJA Survey";

THENCE: South 45° 17' 38" East, 597.94 feet, to a point being in the south easterly line of the remainder of said 53.83 acre tract;

THENCE: South 44° 46' 14" West, 178.31 feet, continuing along the south easterly line of said remainder 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 remainder of said 53.83 acre tract to a set 5/8" iron rod with plastic cap stamped "LJA Survey";

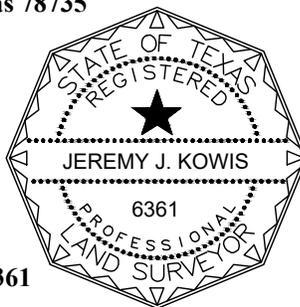
THENCE: South 43° 39' 48" West, 162.56 feet, continuing along the south easterly line of said remainder of 53.83 acre tract to the PLACE OF BEGINNING, containing 10.1989 acres, more or less.

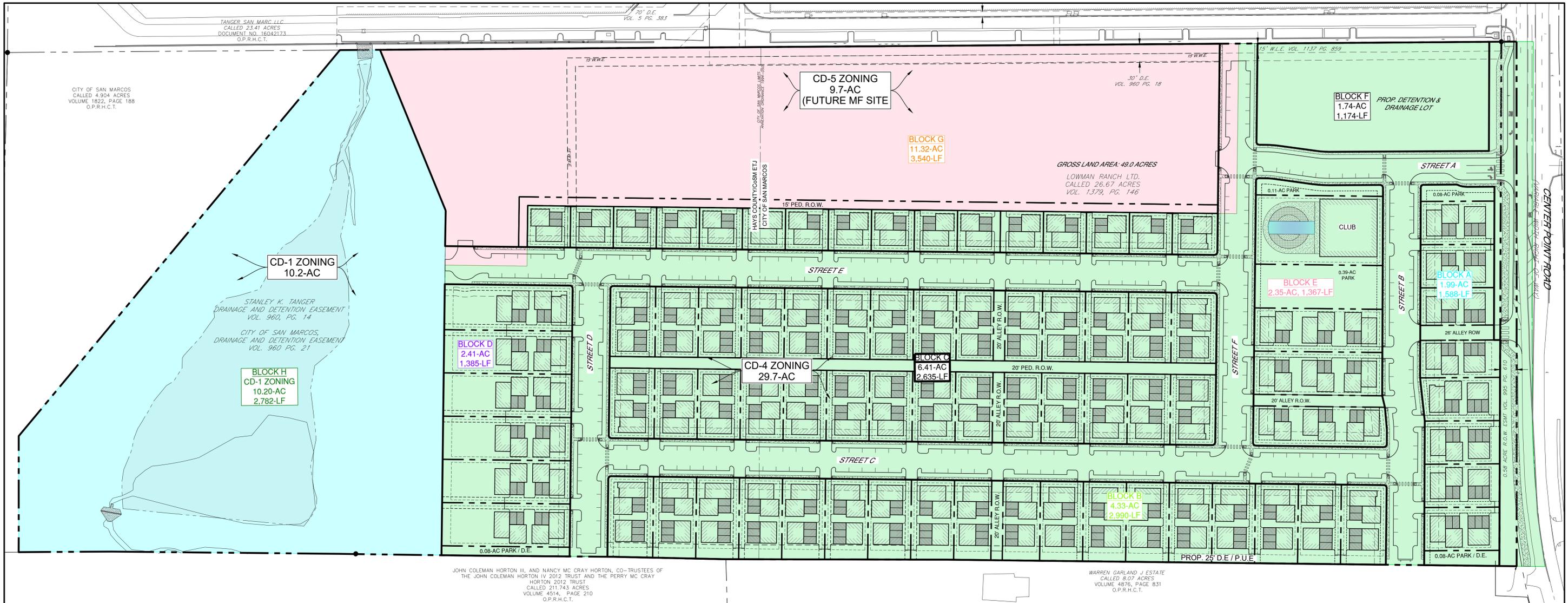
All bearings and coordinates are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), North American Datum of 1983. All distances can be adjusted to surface using a combined scale factor of 1.00013.

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

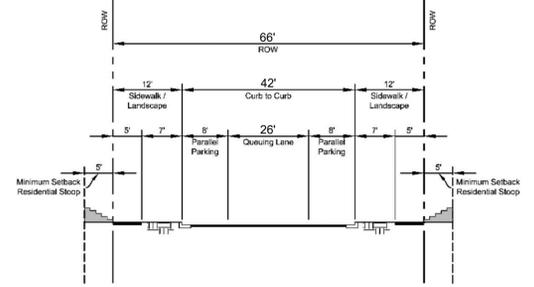
By: Jeremy J. Kowis

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





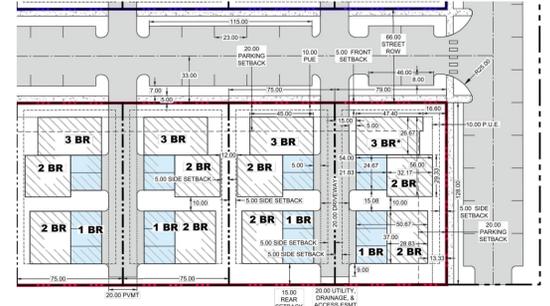
PROPOSED PUBLIC STREET ASSEMBLY & ROW



TWO-WAY RESIDENTIAL QUEUING STREET WITH ON-STREET PARKING (RS 54-30A)

- NOTES:
- STREET SHALL BE DESIGNED TO 25 MPH.
 - MINIMUM STOPPING SIGHT DISTANCE IS 155'.
 - MINIMUM CENTERLINE RADIUS SHALL BE 160'.
 - MINIMUM TANGENT DISTANCE BETWEEN CURVES SHALL BE 50'.
 - MAXIMUM ALLOWABLE ROADWAY GRADE SHALL BE 8%.
 - MINIMUM CURB RETURN RADI AT INTERSECTIONS SHALL BE 20'.
 - MAXIMUM ANGLE OF DEFLECTION OF INTERSECTING STREETS SHALL BE 90° TO 100°.
 - MINIMUM INTERSECTION SPACING SHALL BE 200'.

TYPICAL LOT LAYOUT (1"=60')



CD-1 ZONING REQUIREMENTS (4.4.3.1)

| GENERAL DESCRIPTION | | TRANSPORTATION | |
|--|----------|-----------------|-----|
| 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. | | Block Perimeter | N/A |
| DENSITY | | | |
| Units Per Gross Acre | N/A | | |
| Impervious Cover | 20% max. | | |

LAND PLAN UNIT/PARKING/LOT & BLOCK SUMMARY

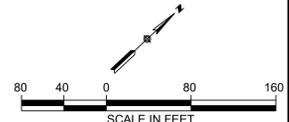
| Unit Summary / Parking Calculations (CD-4 Zoning) | | | |
|---|------------|-----------------|---|
| Type of Bedroom Units | Units | SP/Unit | Total Spaces |
| 1 BR | 54 | 1.00 | 54 |
| 2 BR | 145 | 1.00 | 145 |
| 3 BR | 91 | 1.00 | 91 |
| 4 BR | 0 | 1.00 | 0 |
| TOTAL | 290 | | 290 |
| CLUB (3 sp / 1,000-sf) | 10000-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 | | | PERIMETER (LF) |
| | | | RESIDENTIAL | AMENITY | OPEN SPACE/ALLEY | |
| 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 | 444,263 10.20 2,782 |
| 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 REQUIREMENTS (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 3.8.2.1 | |
| Streetscape Type | Residential Conventional | Section 3.8.1.10 | |
| | Mixed Use | 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) | |
| SETBACKS - ACCESSORY STRUCTURE | | | |
| Primary Street | 20 ft. min. | | |
| Secondary Street | 15 ft. min. | | |
| Side | 5 ft. min. | | |
| Rear | 3 ft. min. | | |
| Civic Building | 6,000 sq. ft. min. | 50 ft. min. | |

ALL EXISTING DATA SHOWN HEREON IS PROVIDED FROM GIS SOURCES ONLY



CD-5 ZONING REQUIREMENTS (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 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) | | | |
| 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 | | |
| PARKING LOCATION | | | |
| LAYER (SECTION 4.3.3.1) | | SURFACE | GARAGE |
| 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. | | |
| 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