

# 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.*

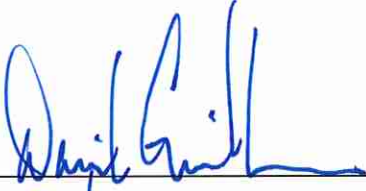
Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.


APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.ORG/)

PROPERTY OWNER AUTHORIZATION

I, Danny Gribbon (owner name) on behalf of  
C&G Development (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
Northern corner of the intersection of Hwy 123 and Wonder World Dr.  
\_\_\_\_\_ (address).

I hereby authorize William Ball (agent name) on behalf of  
HMT Engineering (agent company) to file this application for  
Zoning Request (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 6/25/21  
Printed Name, Title: Sec. Treas

Signature of Agent:  Date: 6/25/21  
Printed Name, Title: WILLIAM B. BALL  
SENIOR 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: 6/25/21

Print Name: WILLIAM B. BALL



FULL DESIGN SURVEY

22.588 ACRES OF LAND LOCATED IN THE BARNETT O. KANE SURVEY, ABSTRACT NO. 281 AND THE J.M. VERAMENDI SURVEY, ABSTRACT NO. 17, IN HAYS COUNTY, TEXAS. BEING PART OF A CALLED 1.19 ACRE TRACT AND A 27.11 ACRE TRACT RECORDED IN VOLUME 3114, PAGE 883, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

REFERENCE CORRIDOR TITLE LLC TITLE COMMITMENT, OF NO. 20-0723-C, EFFECTIVE DATE 06/22/20

REFERENCE RESTRICTIONS RECORDED IN SCHEDULE "B"

RIGHTS OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY) THIS EXCEPTION MAY BE DELETED AT THE REQUEST OF THE PROPOSED INSURED, UPON A PHYSICAL INSPECTION BY THE TITLE COMPANY AND PAYMENT OF ITS REASONABLE AND ACTUAL COSTS THEREOF.

VISIBLE AND/OR APPARENT EASEMENTS ON OR ACROSS THE PROPERTY. (OWNER'S POLICY ONLY)

ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENT OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. IN THE EVENT OF A CONFLICT BETWEEN THIS EXCEPTION AND COVERED RISK 1.(C), THIS EXCEPTION SHALL CONTROL. (APPLIES TO OWNER'S POLICY ONLY)

RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.

F. EASEMENT GRANTED TO HOPE ENGINEERING AND SUPPLY COMPANY, BY MRS. W.H. CRAWFORD, RECORDED JANUARY 23, 1928, IN VOLUME 95, PAGE 96, DEED RECORDS OF HAYS COUNTY, TEXAS, AND SUBSEQUENTLY ASSIGNED TO UNITED GAS PUBLIC SERVICE COMPANY, BY INSTRUMENT RECORDED IN VOLUME 109, PAGE 1, DEED RECORDS OF HAYS COUNTY, TEXAS. - APPLIES TO PARENT TRACT

G. EASEMENT GRANTED TO CITY OF SAN MARCOS, BY CRAWFORD FAMILY HISTORICAL MUSEUM, INC., RECORDED DECEMBER 1, 1999, IN DOCUMENT NO. 9928134, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. - APPLIES AS SHOWN HEREON

H. EASEMENT GRANTED TO CITY OF SAN MARCOS, TEXAS, BY SOUTHFORK FRONTIERS, LTD., RECORDED OCTOBER 28, 2014, IN VOLUME 5055, PAGE 303, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. - APPLIES AS SHOWN HEREON

I. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN UNRECORDED LEASE AGREEMENT BETWEEN SOUTHFORK FRONTIERS, LTD., AS LESSORS, AND ALAMO FIREWORKS, INC., AS LESSEE, AS EVIDENCED BY MEMORANDUM OF LEASE DATED AUGUST 11, 2015, RECORDED IN VOLUME 5355, PAGE 399, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. - APPLIES - CAN NOT SHOW

J. THE LAND HAS FRONTAGE OR ABUTS STATE HIGHWAY 123, WHICH IS A CONTROLLED ACCESS HIGHWAY. THIS POLICY DOES NOT INSURE AGAINST THE EXERCISE OF POWER BY COMPETENT GOVERNMENTAL AUTHORITY TO LIMIT, CONTROL OR DENY ACCESS, INGRESS OR EGRESS TO THE LAND FROM SAID HIGHWAY OR SERVICE ROAD WHICH THE LAND ABUTS, NOR DOES IT INSURE THAT THE INSURED HAS OR SHALL CONTINUE TO HAVE ACCESS, INGRESS OR EGRESS FROM SUCH PROPERTY TO AND FROM SAID HIGHWAY AND SERVICE ROAD.

NOTES

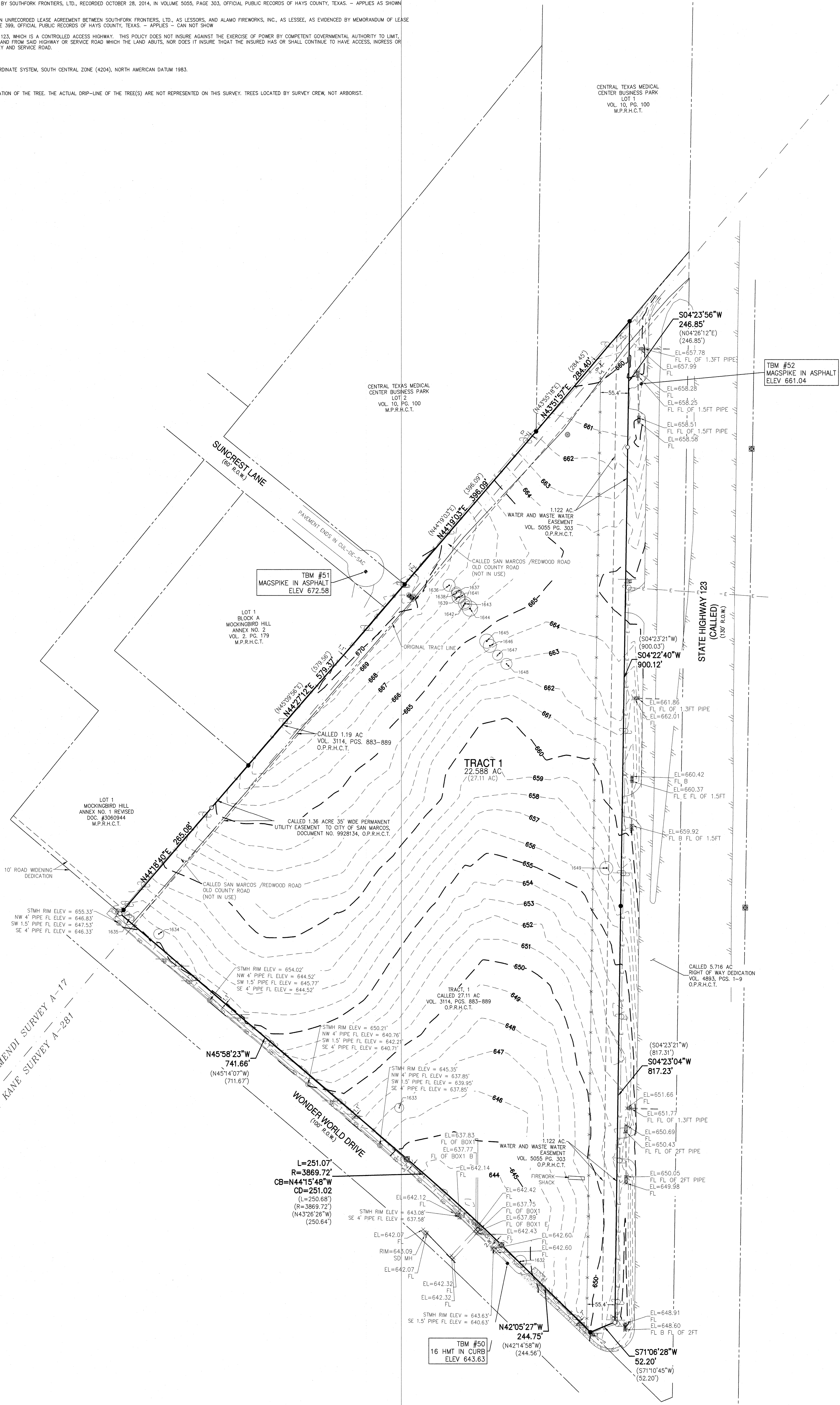
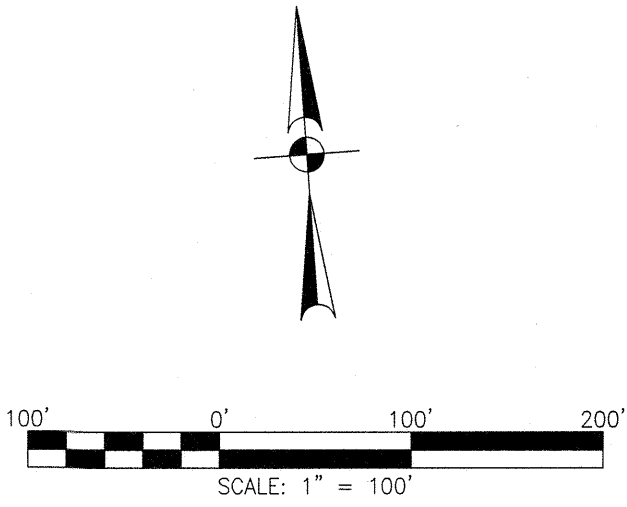
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988.

TREE SYMBOLS SHOWN HEREON ONLY REPRESENT THE LOCATION OF THE TREE. THE ACTUAL DRIP-LINE OF THE TREE(S) ARE NOT REPRESENTED ON THIS SURVEY. TREES LOCATED BY SURVEY CREW, NOT ARBORIST.

Tree Table	
Point #	Description
1632	12" TALLOW
1633	9" HACK
1634	10" CHINABERRY
1635	10" HACK
1636	12" WHITE FRINGE
1637	10" WHITE FRINGE
1638	9" HACK
1639	13" WHITE FRINGE
1641	10" WHITE FRINGE
1642	13" HACK
1643	9" WHITE FRINGE
1644	15" WHITE FRINGE
1645	14" HACK
1646	13" HACK
1647	10" HACK
1648	11" HACK
1649	13" HACK

- LEGEND:
- = FND 1/2" IRON PIN W/ TXDOT ALUMINUM CAP UNLESS OTHERWISE NOTED
  - = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
  - = CONCRETE MONUMENT
  - B.L. = BUILDING SETBACK LINE
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - R.O.W. = RIGHT-OF-WAY
  - ( ) = RECORD CALLS
  - O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
  - M.P.R.H.C.T. = MAP & PLAT RECORDS OF HAYS COUNTY, TEXAS
  - ⊕ = TEMPORARY BENCHMARK
  - ⊕ = WATER VALVE
  - ⊕ = FIRE HYDRANT
  - ⊕ = TELEPHONE PEDESTAL
  - ⊕ = TELEPHONE VAULT
  - ⊕ = POWER POLE
  - ⊕ = SIGN
  - ⊕ = GUY ANCHOR
  - ⊕ = WELL
  - ⊕ = STORM DRAIN MANHOLE
  - E — = OVERHEAD ELECTRIC
  - B — = BARBED WIRE FENCE
  - A — = EDGE OF ASPHALT
  - T — = UNDERGROUND TELEPHONE
  - SD — = STORM DRAIN
  - C — = CONCRETE



SH 123  
SAN MARCOS, TEXAS

THIS SURVEY IS CERTIFIED TO:  
C&G DEVELOPMENT, INC. F/K/A  
C&G DEVELOPMENT, LTD., A  
TEXAS LIMITED PARTNERSHIP, &  
CORRIDOR TITLE LLC

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL UNRECOVERABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

THIS 13TH DAY OF OCTOBER, 2020

10-27-20

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

383.001

METES AND BOUNDS DESCRIPTION  
FOR A 22.588 ACRE TRACT OF LAND

Being a 22.588 acre tract located in the Barnett O. Kane Survey, A-281 and the Juan Martin Veramendi Survey, A – 17, Hays County, being a part of that same land described as a 1.19 acre tract and part of a called 27.11 acre tract, described in Volume 3114, Page 883 of the Hays County Deed Records. Said 22.588 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod with cap "HMT" set in the North margin of Wonderworld Drive for the Southwest corner of said 1.19 acre tract and the common corner of a 10' right of way dedication adjacent to Lot 1, Mockingbird Hill Annex No. 1 Revised Subdivision, recorded in Document No. 3060944 of the Hays County Deed Records;

THENCE with the Northwest line of said 1.19 acre tract the following four courses:

1. With the Southeast line of said Mockingbird Hill Annex No. 1 Lot, North 44°24'21"East, at a distance of 10 feet passing a ½" iron rod for the Southeast corner of said Lot 1 and continuing in all a total distance of 275.07 feet to a ½" iron rod with cap "HMT" set;
2. With said Mockingbird Hill Annex No. 1 and continuing with the Southwest line of Lot 1, Block A, Mocking Bird Hill Annex No. 2, a subdivision recorded in Volume 2, Page 179 of the Hays County Map Records, also continuing with the Southwest line of Suncrest Lane (60' right of way) dedicated in said subdivision, North 44°27'12"East, a distance of 579.37 feet to a ½" iron rod found for the Southeast corner of said Suncrest Lane and the Southwest corner of Lot 2, Central Texas Medical Center Business Park, a subdivision recorded in Volume 10, Page 100, Hays County Map Records;
3. Thence with the Southeast line of said Lot 2, North 44°19'03"East, a distance of 396.09 feet to a ½" iron rod found for the common of said Lot 2 and Lot 1 of the same subdivision;
4. Thence with the Southeast line of said Lot 1, North 43°51'57"East, a distance of 284.40 feet to a ½" iron rod found for in the North line of said 1.19 acre tract for the Northwest corner of a called 5.716 acre tract, conveyed to the State of Texas for right of way widening for State Highway 123, recorded in Volume 4893, Page 1-9, Hays County Deed Records;

THENCE with the West line of said 5.716 acre right of way taking for the new West line of State Highway 123 and into and across said 1.19 acre tract and said 27.11 acre tract, the following four courses:

1. South 04°23'56"West, a distance of 246.85 feet to a ½" iron rod with cap "HMT" set;
2. South 04°22'40"West, a distance of 900.12 feet to a ½" iron rod found;
3. South 04°23'04"West, a distance of 817.23 feet to a ½" iron rod with cap "HMT" set;

4. South  $71^{\circ}06'28''$  West, a distance of 52.20 feet to a  $\frac{1}{2}$ " iron rod found for the Southwest corner of said 5.716 acre tract at the intersection of State Highway 123 and Wonderworld Drive, lying in the South line of said 27.11 acre tract;

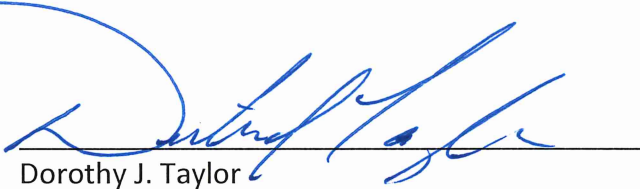
THENCE with the Southwest line of said 27.11 acre tract and said 1.19 acre tract, along the Northeast line of Wonderworld Drive, the following three courses:

1. North  $42^{\circ}05'27''$  West, a distance of 244.75 feet to a TxDOT concrete monument found;
2. Along a curve to the left with a radius of 3869.72 feet, arc length of 251.07 feet, and a chord bearing and distance of North  $44^{\circ}15'48''$  West a distance of 251.02 feet to a TxDOT concrete monument found;
3. North  $45^{\circ}58'23''$  West, a distance of 741.66 feet to the POINT OF BEGINNING and containing a 22.588 acre tract in Hays County, Texas.

Bearings are based upon the Texas State Plane Coordinate System, South Central Zone (4204) NAD 1983.

Surveyed this the 1st day of July, 2020.

Reference survey of said 22.588 acre tract of land prepared this same date.



Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

7-7-20

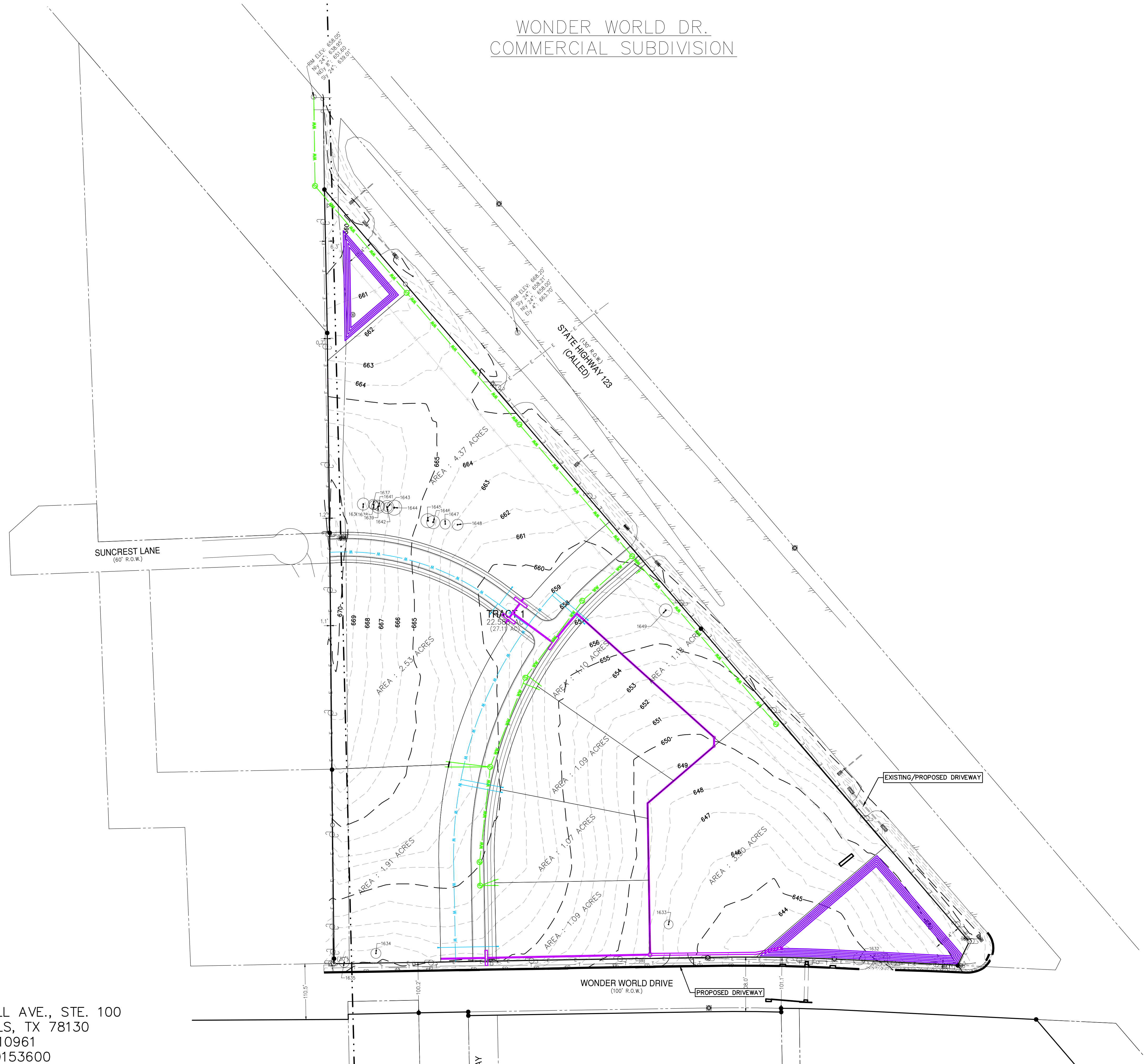
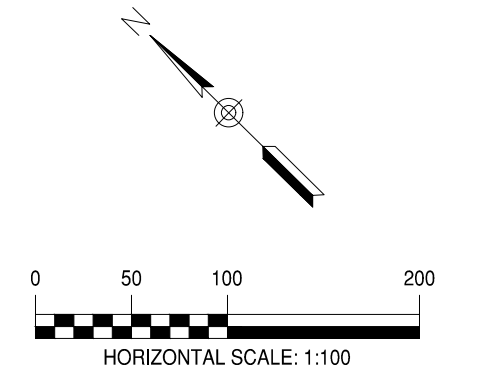


S:\Projects\383 - C&G Development\001 - Wonderworld Drive Commercial Development Design Survey\MB\22.588ac\_MB.docx



WONDER WORLD DR.  
COMMERCIAL SUBDIVISION

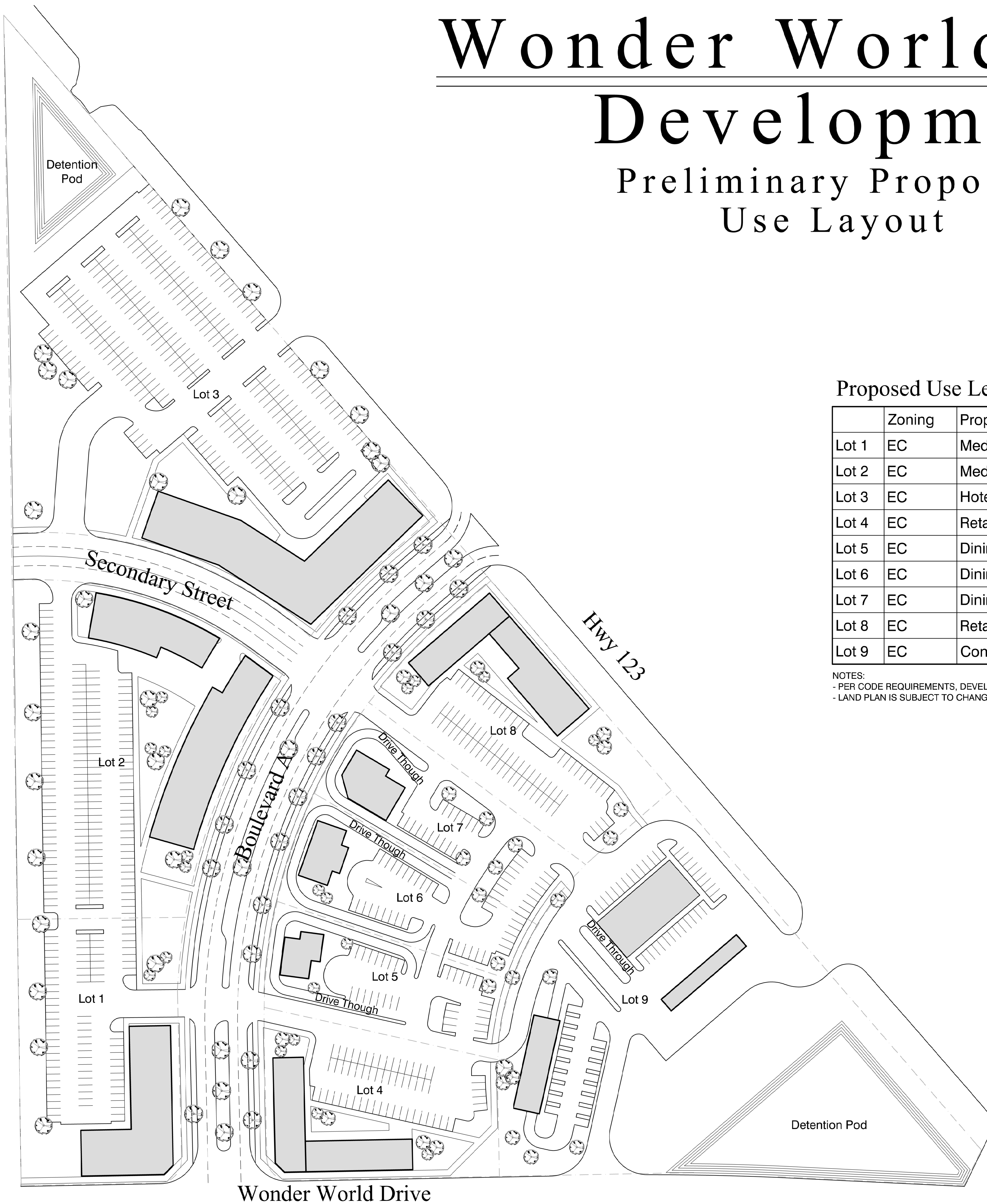
- LEGEND
- EXISTING CONTOURS
  - PROPOSED WATER LINE
  - PROPOSED SEWER LINE
  - PROPOSED STORM LINE
  - PROPOSED BASIN





# Wonder World Drive Development

## Preliminary Proposed Use Layout



### Proposed Use Legend

	Zoning	Proposed Occupancy	Parking
Lot 1	EC	Medical Office	79
Lot 2	EC	Medical Office	146
Lot 3	EC	Hotel	263
Lot 4	EC	Retail/ Dining/ Medical Office	55
Lot 5	EC	Dining	31
Lot 6	EC	Dining	33
Lot 7	EC	Dining	33
Lot 8	EC	Retail/ Dining/ Medical Office	71
Lot 9	EC	Convience Store/ Car Wash	54

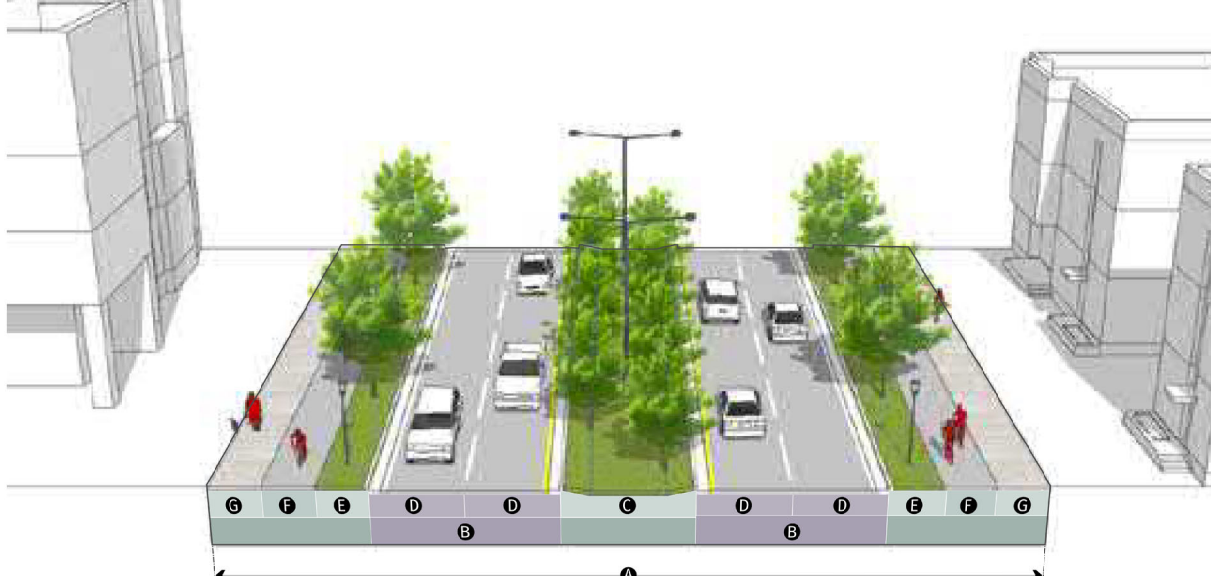
NOTES:  
- PER CODE REQUIREMENTS, DEVELOPER IS ONLY CONSTRUCTING HALF OF BOULEVARD A.  
- LAND PLAN IS SUBJECT TO CHANGES BASED ON MARKET CONDITIONS.

SUBDIVISIONS

3

Section 3.7.2.3 Conventional Corridors

A. Boulevard



DESCRIPTION

A long-distance thoroughfare that is designed for high vehicular capacity and moderate speed.

GENERAL

Right of Way	110' min	4
Design Speed	35 mph	
Walkway	Sidewalk	
Bikeway	Cycle Track	
Parking	N/A	
Planting	Tree Lawn	

TRAVELWAY

Pavement Width	25'	4
Median	18' min (Planted)	4
Travel Lane	12.5'	4

STREETSCAPE

Planter	7' min	4
Tree Spacing	35' o.c. avg	
Cycle Track	7' min	4
Sidewalk	7' min	4

Amended: September 1, 2020

San Marcos Development Code

3-39

**POWERS** *Goolsby*  
architects

- 1824 universal city blvd. - universal city, tx 78148 -  
phone 210.659.0229 - [www.powersgoolsby.com](http://www.powersgoolsby.com)

Registered Architect S. Bear Goolsby 18825 - 8/16/2021