

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



Updated: September, 2020

## CONTACT INFORMATION

Applicant's Name	Kristal Harris	Property Owner	Warren Realty LD/Sac N Pac
Company	BGE, Inc.	Company	
Applicant's Mailing Address	1701 Directors Blvd, Suite 1000, Austin, TX 78744	Owner's Mailing Address	1910 Center Point Road San Marcos, TX 78666-9443
Applicant's Phone #	512-686-3564	Owner's Phone #	
Applicant's Email	kharris@bgeinc.com	Owner's Email	

## PROPERTY INFORMATION

Subject Property Address(es): 3830 S IH 35, SAN MARCOS, TX 78666 and 3939 S IH 35, SAN MARCOS, TX 78666

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Total Acreage: 67.119 Tax ID #: R 13066 and R13073

Preferred Scenario Designation: \_\_\_\_\_ Existing Zoning: FD

Existing Land Use(s): Agricultural

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-5

Proposed Land Uses / Reason for Change: CD-5 allows for commercial and residential development.

The tract is within the Employment South area per San Marcos' Preferred Scenario map, and CD-5 is permitted within an Employment Center.

## 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, Blair Warren (owner name) on behalf of  
Sac-N-Pac Stores, Inc. (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
3939 S. S IH 35, SAN MARCOS, TX 78666 (address).

I hereby authorize Kristal Harris (agent name) on behalf of  
BGE, Inc. (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: *Blair Warren* Date: 10/20/22

Printed Name, Title: Blair Warren, Vice President

Signature of Agent: *Kristal L Harris* Date: 1/3/2023

Printed Name, Title: Kristal Harris, Entitlements Manager

PROPERTY OWNER AUTHORIZATION

I, Warren Fuel Co, Inc., Blair Warren President (owner name) on behalf of  
Warren Realty, Ltd. (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
3830 S. S IH 35, SAN MARCOS, TX 78666 (address).

I hereby authorize Kristal Harris (agent name) on behalf of  
BGE, Inc. (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: *Blair Warren* Date: 10/20/22

Printed Name, Title: Blair Warren, President

Signature of Agent: *Kristal L Harris* Date: 1/3/2023

Printed Name, Title: Kristal Harris, Entitlements 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: Blair Warren

Date: 10/20/22

Print Name: Blair Warren, Vice President

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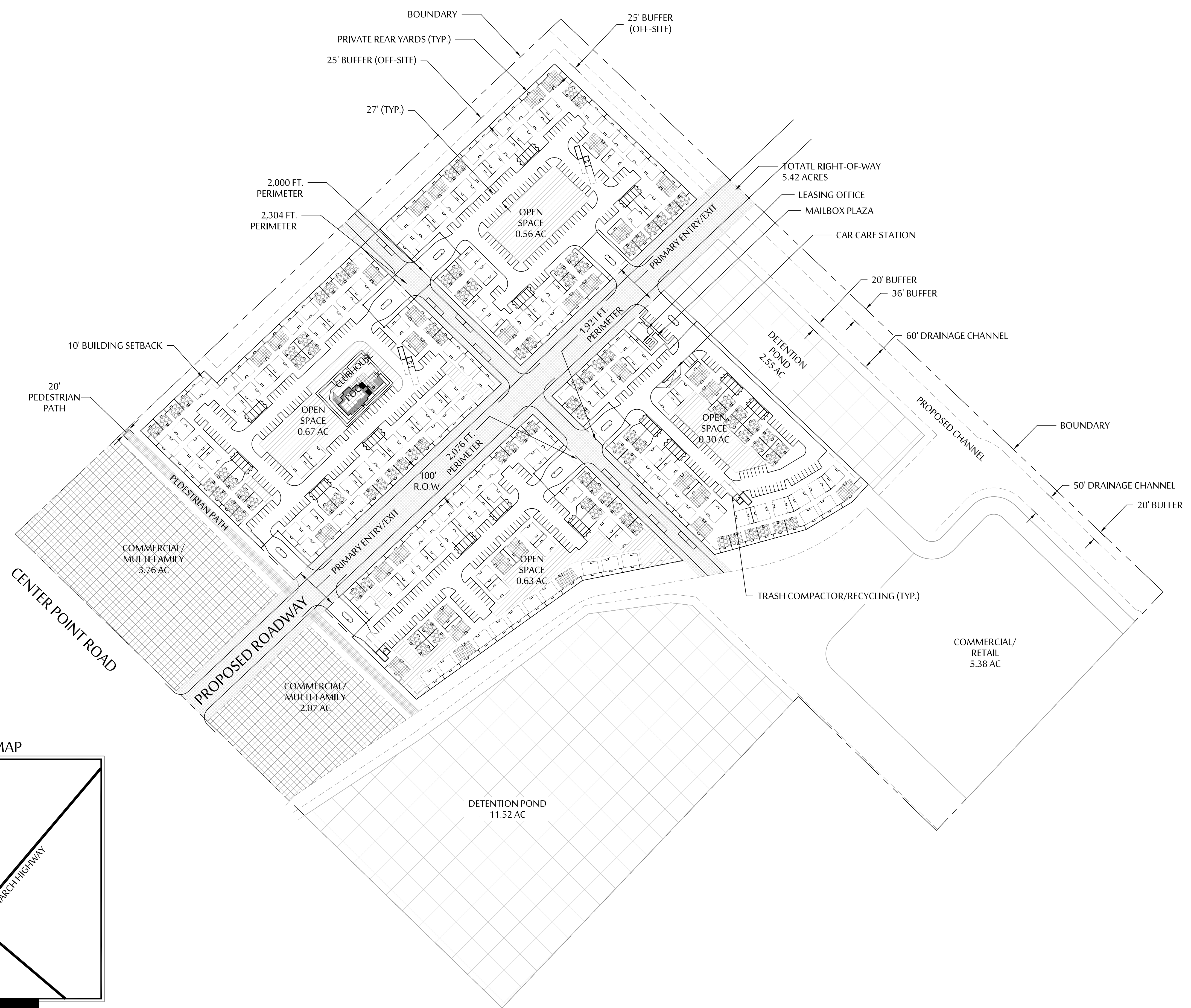
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Signature: Blair Warren

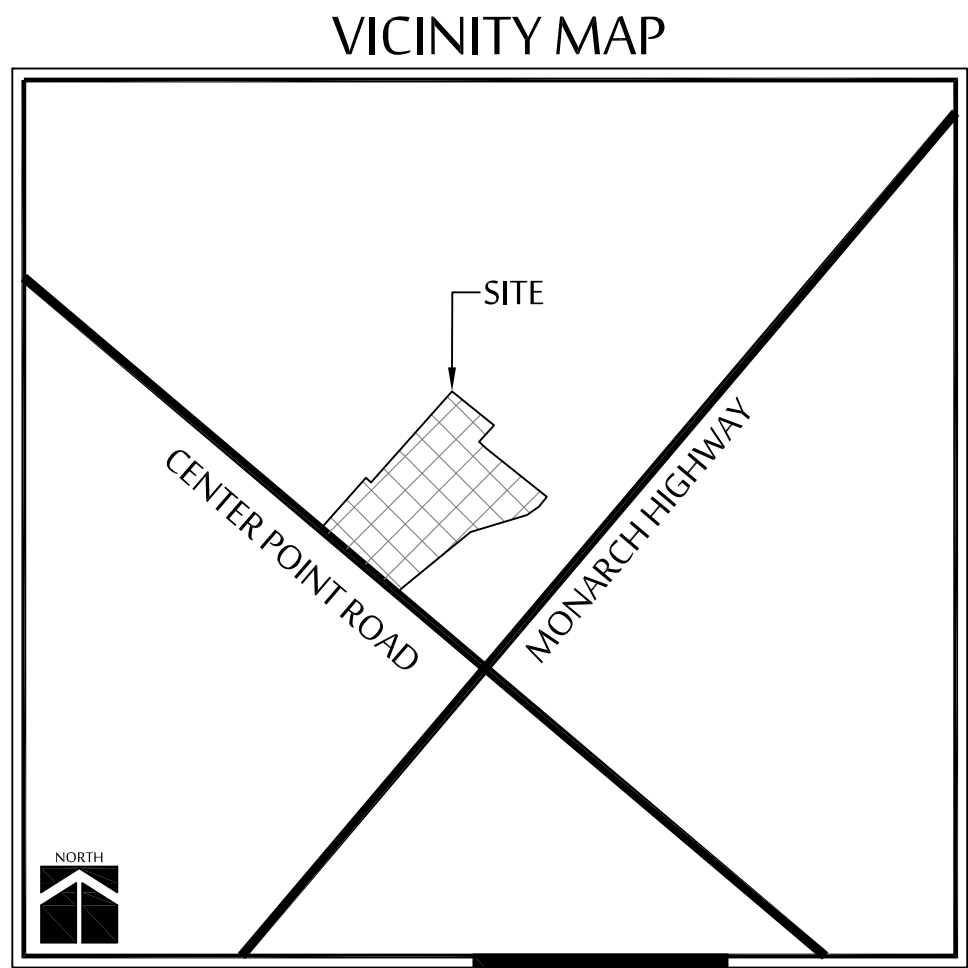
Date: 10/20/22

Print Name: Blair Warren, President

DETACHED SINGLE LEVEL MULTI-FAMILY - SUMMARY



ADDRESS: WEST OF NWC CENTERPOINT RD. & MONARCH HWY. - SAN MARCOS, TX	LEGEND
<b>SITE AREA: 22.75 AC (GROSS)</b> - 5.67 AC (NORTH) - 4.93 AC (EAST) - 5.25 AC (SOUTH) - 6.90 AC (WEST)	 1 BEDROOM UNIT
<b>TOTAL UNITS: 255 (11.21 DU/ACRE)</b>  - 1 BEDROOM UNITS: 94 (37.0%) - 2 BEDROOM UNITS: 126 (49.6%) - 3 BEDROOM UNITS: 34 (13.4%)	 2 BEDROOM UNIT
<b>QUADRANT A (NORTH).</b> - PERIMETER: 2,000 LF - AREA: 5.67 AC (GROSS) - TOTAL UNITS: 63 (11.12 DU/AC) - 1 BEDROOM UNITS: 20 (31.7%) - 2 BEDROOM UNITS: 33 (52.4%) - 3 BEDROOM UNITS: 10 (15.9%) - PARKING SPACES: 126 (2.00 / UNIT) SURFACE SPACES: 114 GARAGE SPACES: 12 - OPEN SPACE: 0.56 AC (9.9%)	 3 BEDROOM UNIT
<b>QUADRANT B (EAST)</b> - PERIMETER: 1,909 LF - AREA: 4.93 AC (GROSS) - TOTAL UNITS: 54 (10.96 DU/AC) - 1 BEDROOM UNITS: 26 (48.1%) - 2 BEDROOM UNITS: 21 (38.9%) - 3 BEDROOM UNITS: 7 (13.0%) - PARKING SPACES: 111 (2.05 / UNIT) SURFACE SPACES: 95 GARAGE SPACES: 16 - OPEN SPACE: 0.30 AC (6.0%)	
<b>QUADRANT C (SOUTH)</b> - PERIMETER: 2,125 LF - AREA: 5.25 AC (GROSS) - TOTAL UNITS: 61 (11.70 DU/AC) - 1 BEDROOM UNITS: 18 (29.5%) - 2 BEDROOM UNITS: 34 (55.7%) - 3 BEDROOM UNITS: 9 (14.8%) - PARKING SPACES: 122 (2.00 / UNIT) SURFACE SPACES: 110 GARAGE SPACES: 12 - OPEN SPACE: 0.63 AC (12.0%)	
<b>QUADRANT D (WEST)</b> - PERIMETER: 2,283 LF - AREA: 6.90 AC (GROSS) - TOTAL UNITS: 77 (11.16 DU/AC) - 1 BEDROOM UNITS: 30 (39.0%) - 2 BEDROOM UNITS: 41 (53.2%) - 3 BEDROOM UNITS: 6 (7.8%) - PARKING SPACE: 160 (2.07 / UNIT) SURFACE SPACES: 144 GARAGE SPACES: 16 - OPEN SPACE: 0.98 AC (14.1%)	
- PUBLIC RIGHT-OF-WAY TOTATL: 5.42 ACRES	



VILLAGE AT SAN MARCOS  
 CONCEPTUAL LAND PLAN - 8.1

WEST OF NWC CENTER POINT RD. & MONARCH HWY. - SAN MARCOS, TX  
 AUGUST 19, 2022

