

CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION

Updated: March, 2023



CONTACT INFORMATION

Applicant's Name	Caroline McDonald	Property Owner	Amin Guindi Cohen
Company	Brown & McDonald, PLLC	Company	Galleria San Marcos, LLC
Applicant's Mailing Address	100 NE Loop 410 Ste 1385 San Antonio, TX 78216	Owner's Mailing Address	1100 NW Loop 410 #262 San Antonio, TX 78213
Applicant's Phone #	210-429-7931	Owner's Phone #	(210) 885-6551
Applicant's Email	caroline@brownmcdonaldlaw.com	Owner's Email	andres@ggroupmx.com

PROPERTY INFORMATION

Subject Property Address: South 3.966 Acres of 600 Centerpoint Road, San Marcos, Texas 78666

Zoning District: GC General Commercial

Tax ID #: R 126530

Legal Description: See attached for metes and bounds.

DESCRIPTION OF REQUEST

Please see attached.

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.

Initial Filing Fee \$1,000*

Technology Fee \$15

TOTAL COST \$1,015

Renewal/Amendment Filing Fee \$750*

Technology Fee \$15

TOTAL COST \$765

**Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits*

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

PROPERTY OWNER AUTHORIZATION

I, Amin Guindi Cohen (owner name) on behalf of
Galleria San Marcos, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
3.966 Acres of Property Generally Located at 600 Centerpoint Road,
San Marcos, TX 78666 (address).

I hereby authorize Caroline McDonald (agent name) on behalf of
Brown & McDonald, PLLC (agent company) to file this application for
Conditional Use Permit (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Please see attached. Date: _____

Printed Name, Title: _____

Signature of Agent: Caroline McDonald Date: _____

Printed Name, Title: _____

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 \$150 plus a \$15 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 \$150 plus a \$15 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: Caroline McDonald

Date: _____

Print Name: _____

Form Updated March, 2023