

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



Updated: September, 2020

CONTACT INFORMATION

Applicant's Name	Diane Bernal	Property Owner	Douglas Barclay, Manager
Company	DB Land Consulting	Company	WUSD Properties
Applicant's Mailing Address	11917 Oak Knoll Dr., Ste. C Austin, Texas 78759	Owner's Mailing Address	PO Box 1300 Wimberley, TX 78676-1300
Applicant's Phone #	512-215-1433	Owner's Phone #	832-713-4985
Applicant's Email	dianejbernal@gmail.com	Owner's Email	

PROPERTY INFORMATION

Subject Property Address(es): S IH35 @ McCarty Lane, San Marcos, Texas 78666

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: 53.83 Tax ID #: R 11703

Preferred Scenario Designation: Employment Area Existing Zoning: GC

Existing Land Use(s): Vacant

DESCRIPTION OF REQUEST

Proposed Zoning District(s): LI - LIGHT INDUSTRIAL

Proposed Land Uses / Reason for Change: Project proposes warehouse use for 42.51 acres out of the total 53.83 acres located adjacent to Leah Lane.

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.*

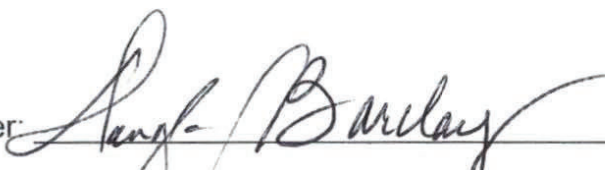
Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.


APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, DOUGLAS J. BARCLAY (owner name) on behalf of
WUSD Properties (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
S IH 35 @ McCarty Lane, San Marcos, Texas 78666 (address).

I hereby authorize Diane Bernal (agent name) on behalf of
DB Land Consulting LLC (agent company) to file this application for
Zoning Change, Overlay or Establishment of a Historic District/ Landmark Application (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: MAY 17, 2022
Printed Name, Title: DOUGLAS J. BARCLAY, MANAGER

Signature of Agent:  Date: May 18, 2022
Printed Name, Title: Diane Bernal, Development Consultant

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: Diane Bernal

Date: May 18, 2022

Print Name: Diane Bernal

DB Land Consulting LLC

512-215-1433

11917 Oak Knoll Dr.

Austin, Texas 78759

September 1, 2022

Planning and Development Services Department
City of San Marcos
630 E. Hopkins Street
San Marcos, TX 78666

Re: 42.51 Acres out of 53.83 Acres of the Juan M Veramendi Survey #1 Abstract No. 464, Hays County, Texas (the "Property")

Dear Planning and Development Services Department:

As authorized by WUSD Properties (the "Owner"), I am submitting this zoning application for Light Industrial "LI" zoning for 42.51 acres out of the 53.83 acres as found in the Hays County Official records for HCAD parcel ID R11703 and as identified in the attached exhibit A for this correspondence. Official metes and bounds of the 42.51 acres have also been submitted for this request as required by the zoning application as a separate attachment and as part of the zoning request packet.

The purpose of this request is for future development of warehousing and distribution fronting Leah Avenue, the full 42.51 acres is located towards the back of the property away from the IH35 corridor. The applicant and property owners believe this zoning request will cohesively transition the current existing zoning of GC for the remaining 11.32 acres that fronts along the IH35 corridor to the northwest and along McCarty Lane to the South, into the proposed LI zoning, positioned away from IH 35 and into the adjacent neighboring zoning of Heavy Industrial (HI).

The Property is currently undeveloped; the Comprehensive Plan shows the Property as Preferred Scenario/Employment Center.

Please contact me should you have any questions regarding this zoning request.

Sincerely,



Diane Bernal
Development Consultant
DB Land Consulting LLC
512-215-1433

Exhibit A

EXHIBIT "A"

Current Zoning: GC
Total Site Area: 53.83
Acres

GC
Remaining:
11.32 ACR

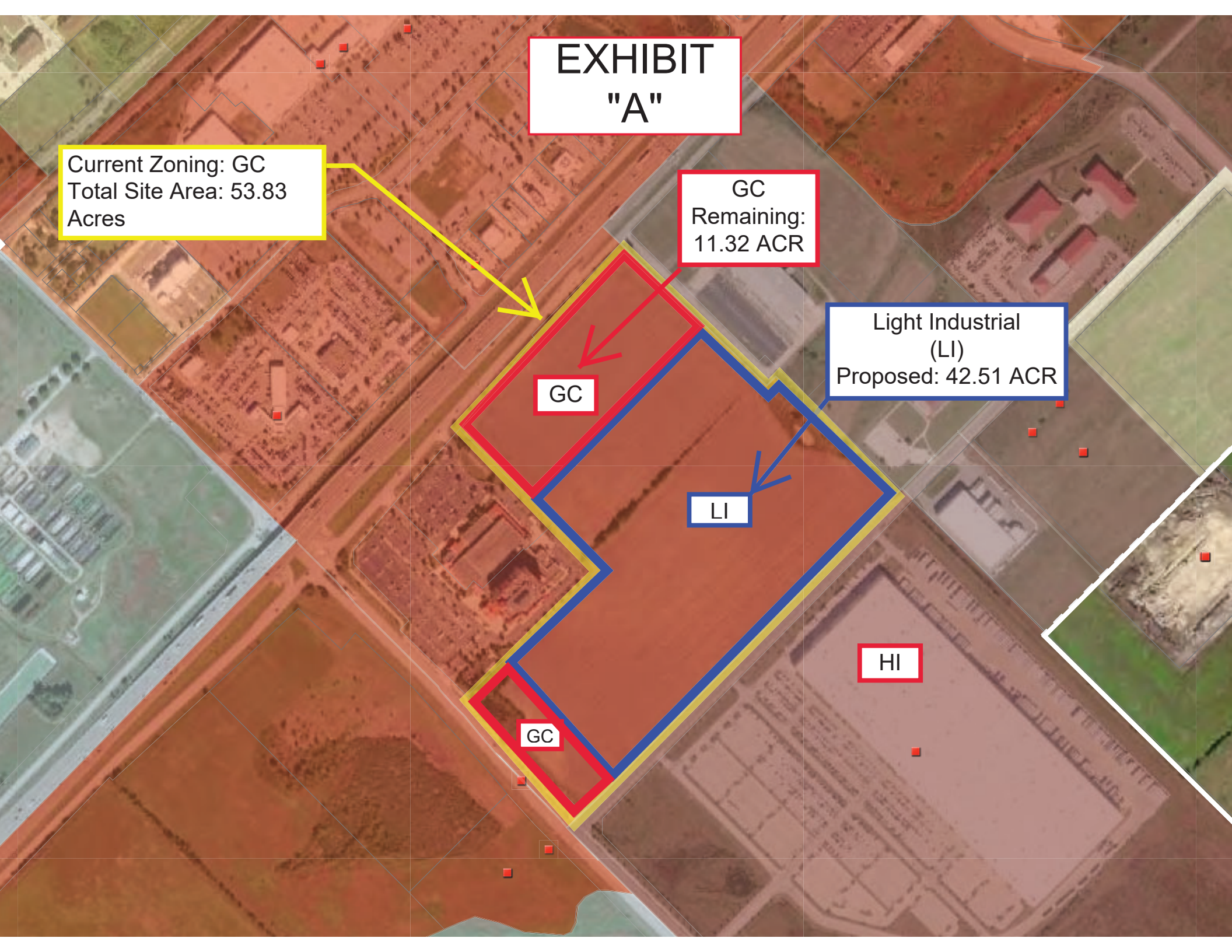
Light Industrial
(LI)
Proposed: 42.51 ACR

GC

LI

GC

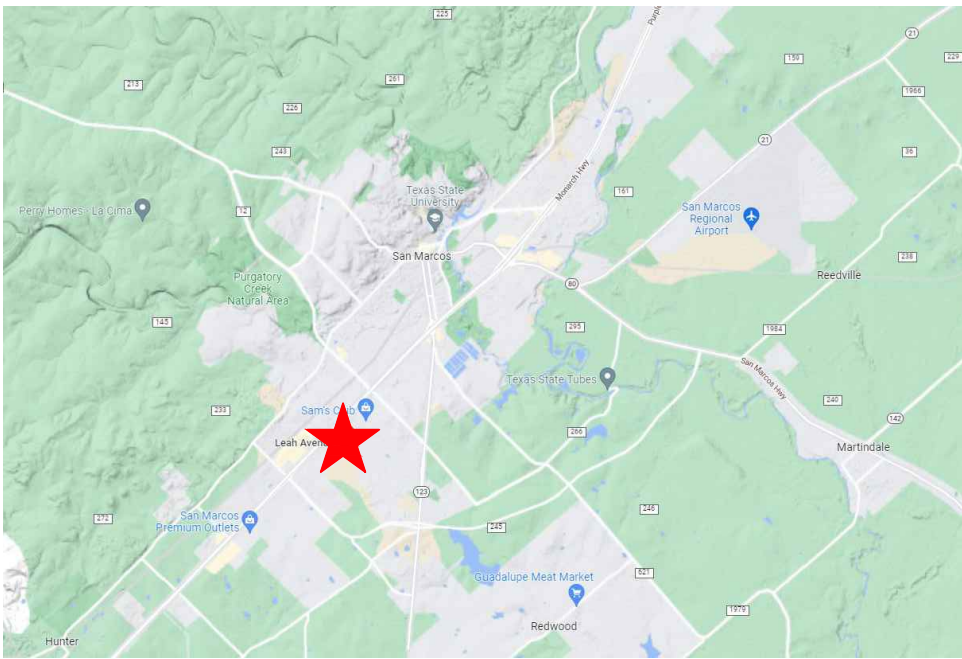
HI





NOTE: PROPOSED PARK SITE PLAN, SUBJECT TO CHANGE

McCARTY RD.
BUSINESS PARK
SAN MARCOS, TEXAS



KEY

- LEASE SPACE AVAILABLE
- LAND AVAILABLE
- PROPOSED BUILDING / LAND AVAILABLE
- LEASED/SOLD BUILDING

SITE PLAN

Sep 02, 2022

CLAY
DEVELOPMENT & CONSTRUCTION INC.
COMMERCIAL DESIGN-BUILDERS

1244 N POST OAK RD, SUITE 200
HOUSTON, TX 77055
PHONE (713) 789-2529
FAX (713) 782-3755





INTRODUCTION

*Clay Development
Summary*

Key Personnel

1,765 Acres
of Land
Bought/Sold
and
developed

Developed
27 Business
Parks in the
Greater
Houston
Area

20,863,688
SF of
Buildings
Developed

Own &
Manage
3,051,393
SF of Space

Currently
Leasing
238,701 SF
of Space in
the Market

ABOUT US

Founded in 1998 by Al and Robert Clay in Houston, Texas, Clay Development is a turnkey developer/contractor of Class A Industrial Facilities.

- Clay specializes in Built-to-Suit, Design/Build, and Speculative Facilities
- Property types include: Manufacturing, Warehousing, Distribution, and Office



THE CLAY DIFFERENCE

- Clay purchases tracts of raw land and installs necessary infrastructure
- Clay provides Clients with development ready sites across the Texas market in its many Business Parks
- All aspects of the project (preliminary design, lease or contract negotiation, permitting, construction, and completion) are handled in-house
- Each Clay employee has at least 10 years experience in his or her field of expertise
- Clay helps its Clients in the procurement of tax abatements, including city, county, and FTZ
- Clay handles all leasing and marketing in-house

KEY PERSONNEL

Robert Clay, *President*

- Started Clay Development with his father, Al Clay, in 1998
- Graduated from **Texas A&M** in 1989
- At United Equities, Inc., Robert focused on construction supervision, property management, and leasing
- At Moody Rambin Interests, Inc. Robert's attention was directed at project leasing and construction supervision
- At **Clay Development**, Robert's key roles include business development, project negotiation, and project bidding.

Charlie Christ, *Principal*

- Joined Clay in 2007 as Director of Development
- Has over 25 years of real estate experience.
- At United Equities, Inc., Charlie focused on construction supervision, leasing and development.
- At Boyd Page, Charlie worked as a retail tenant rep broker for many national retailers.
- At **Clay Development**, Charlie's key roles include business development, project negotiations, project bidding, and coordinating construction with Clients.



Robert Clay



Charlie Christ

KEY PERSONNEL

Dee Sullivan, *Principal*

- Joined Clay in 2007 as Legal Council
- Graduated from the **University of Texas at Austin** with a degree in Finance, then received his J.D. at the **University of Houston Law Center**
- Prior to joining Clay, Dee was a senior partner with the Nathan Sommers Law Firm in Houston where he represented local and national real estate developers and lending institutions
- Dee's primary role at **Clay Development** is to coordinate its legal affairs and financial matters

Copeland Rhea, Vice President

- Joined Clay in 2014 as Director of New Market Development
- Has over 16 years of real estate experience
- Previously worked for Johnson Development Associates, Inc. as the company's mid-Atlantic market director. He was responsible for strategic planning, market research, site acquisition, business development, account management, and leasing.
- At **Clay Development**, Copeland's key roles include business development, site acquisition, project negotiations, project bidding, coordinating construction with Clients, and leasing.



Dee Sullivan



Copeland Rhea



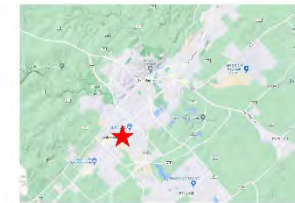
MCCARTY RD BUSINESS PARK



NOTE: PROPOSED PARK SITE PLAN, SUBJECT TO CHANGE

McCARTY RD. BUSINESS PARK

SAN MARCOS, TEXAS



- KEY**
- LEASE SPACE AVAILABLE
 - LAND AVAILABLE
 - PROPOSED BUILDING / LAND AVAILABLE
 - LEASED/SOLD BUILDING

SITE PLAN

SEP 02, 2022

CLAY
DEVELOPMENT & CONSTRUCTION INC.
COMMERCIAL DESIGN-BUILDERS

1244 N POST OAK RD, SUITE 200
CUSTON, TX 77065
PHONE (713) 789-2529
FAX (713) 782-3755

CLAY
DEVELOPMENT & CONSTRUCTION INC.
COMMERCIAL DESIGN-BUILDERS



SAMPLE PICTURES OF PREVIOUS DEVELOPMENTS













RELATIVE PROJECT EXPERIENCE

*Master Plan Park
Development*

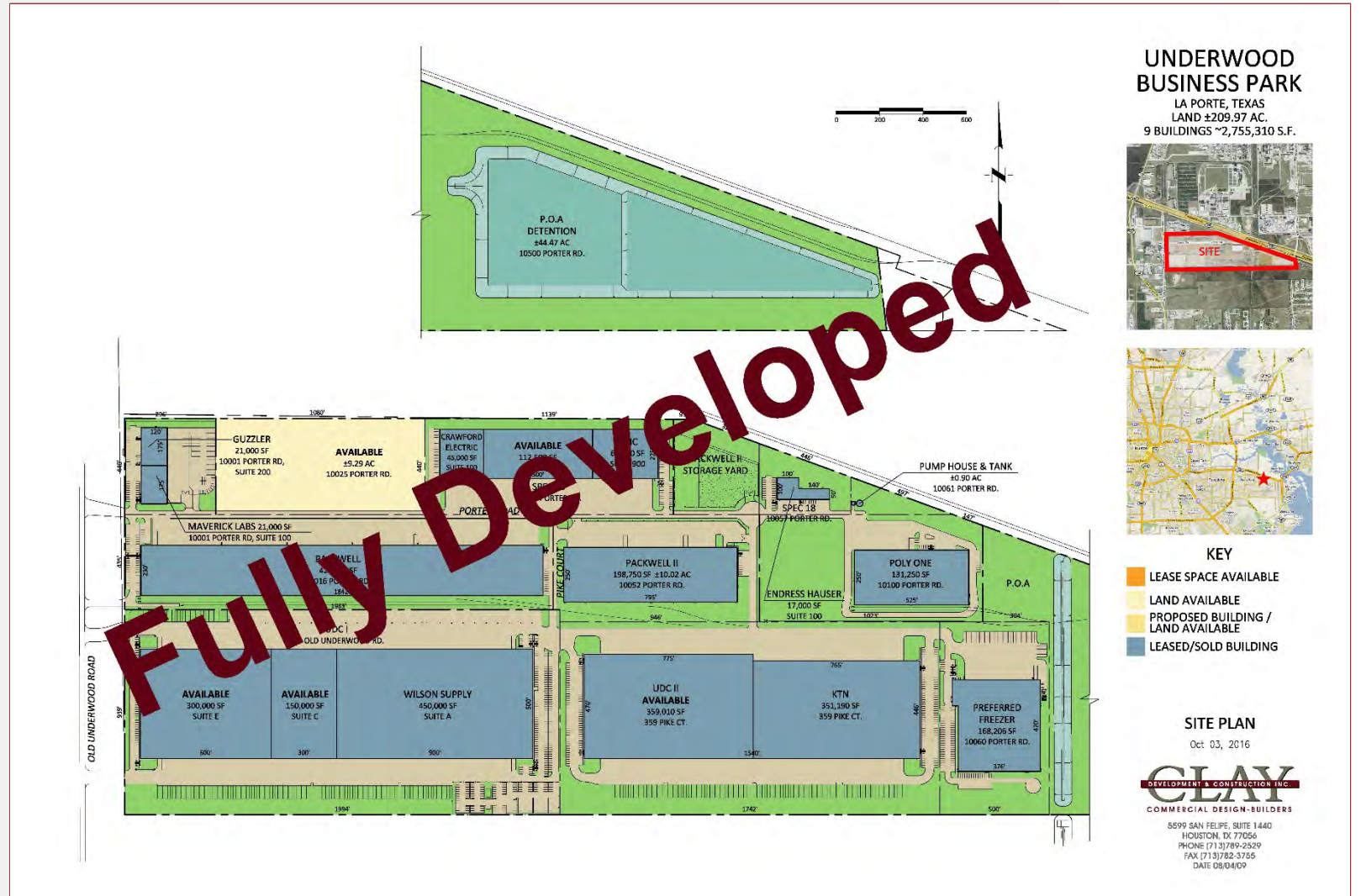
Past Projects

UNDERWOOD BUSINESS PARK

Fully Developed

*2,805,360 square feet developed in
nine (9) buildings*

Three (3) buildings are rail served



CUTTEN ROAD BUSINESS PARK

Fully Developed

*1,474,960 square feet developed in
twenty-six (26) buildings*

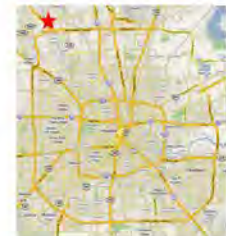
*Tenant base is a mixture between
manufacturing, distribution and
R&D*



NOTE: PROPOSED PARK SITE PLAN, SUBJECT TO CHANGE

CUTTEN ROAD BUSINESS PARK

HARRIS COUNTY, TEXAS
LAND ~163 AC.
26 BUILDINGS ~1,474,960 S.F.



KEY

- LEASE SPACE AVAILABLE
- LAND AVAILABLE
- PROPOSED BUILDING / LAND AVAILABLE
- LEASED/SOLD BUILDING

SITE PLAN

Apr 26, 2020

CLAY
DEVELOPMENT & CONSTRUCTION INC.
COMMERCIAL DESIGN-BUILDERS

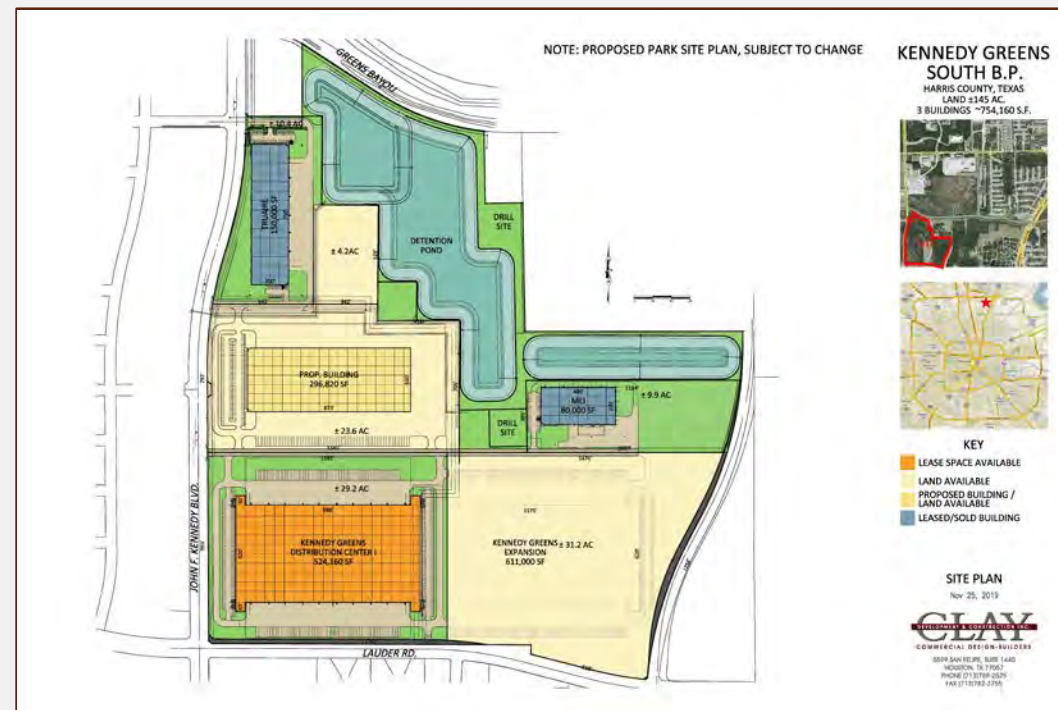
5599 SAN FELIPE, SUITE 1440
HOUSTON, TX 77057
PHONE (713) 789-2529
FAX (713) 782-3755

KENNEDY GREENS BUSINESS PARK

Partially Developed

2,455,560 square feet developed in twenty two (22) buildings

Tenant base is a mixture between manufacturing, distribution, and R&D

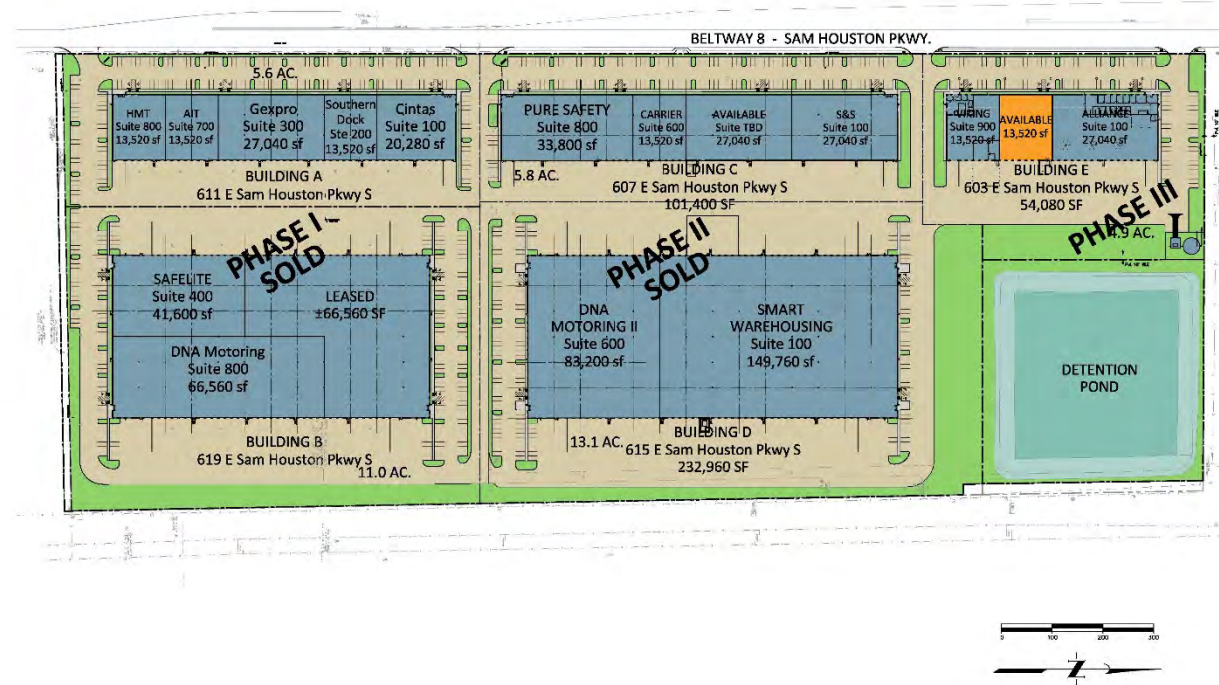


ENERGY COMMERCE BUSINESS PARK

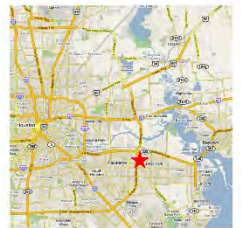
Partially Developed

*651,040 square feet developed in five
(5) buildings*

*Tenant base is mixture between
manufacturers, port users, and
distribution*



**ENERGY
COMMERCE B.P.**
PASADENA, TEXAS
LAND ±45 AC.
5 BUILDINGS ~ 676,000 S.F.



SITE PLAN
Jun 04, 2020

CLAY
DEVELOPMENT & CONSTRUCTION INC.
COMMERCIAL DESIGN-BUILDERS
5599 SAN FELIPE, SUITE 1440
HOUSTON, TX 77057
PHONE (713) 789-2529
FAX (713) 782-3755

RELATIVE PROJECT EXPERIENCE

Cutten Rd. Distribution Center

- 293,280 square foot spec building
- Tilt Wall

Energy Commerce Bldg. D

- 232,960 square foot spec building
- Tilt Wall

Packwell I

- 423,660 square foot build-to-suit
- Tilt Wall
- Rail Served

Underwood Distribution Center I

- 900,000 square foot spec building
- Tilt Wall

Ikea- Cedar Port

- 996,482 square foot build to suit (two buildings)
- Tilt Wall

Pederson West Distribution

- 205,200 square foot spec building
- Tilt Wall

Weatherford – Pederson Rd.

- 372,000 square foot design build
- Three (3) building campus

Siemens

- 160,000 square foot build-to-suit
- Tilt Wall/Metal
- 70' eave height

Olin

- 230,000 square foot build-to-suit
- Two (2) building campus

Halliburton

- 140,000 square foot design build
- Tilt Wall
- Crane Served



RELATIVE PROJECT EXPERIENCE

FW Murphy	Harcros	Precision Drilling	Prosep	Azura Energy
<ul style="list-style-type: none"> • 86,400 square foot design build • Tilt Wall • Crane Ready 	<ul style="list-style-type: none"> • 114,000 square foot build-to-suit • Tilt Wall/Metal • Hazardous Building 	<ul style="list-style-type: none"> • 74,120 square foot build-to-suit • Tilt Wall/Metal • Buildings are Crane Served 	<ul style="list-style-type: none"> • 56,000 square foot build-to-suit • Metal • 35-ton Crane Served 	<ul style="list-style-type: none"> • 46,000 square foot build-to-suit • Metal • 30-ton Crane Served
Ferguson	Frontier Logistics	Professional Directional I	Cummins	ALS/Maverick
<ul style="list-style-type: none"> • 267,985 square foot build-to-suit • Tilt Wall/Metal • Multiple Buildings 	<ul style="list-style-type: none"> • 292,600 square foot build-to-suit • Tilt Wall • Rail Served 	<ul style="list-style-type: none"> • 35,000 square foot build-to-suit • Tilt Wall • Crane Served 	<ul style="list-style-type: none"> • 67,500 square foot build-to-suit • Tilt Wall • Crane Served 	<ul style="list-style-type: none"> • 52,075 square foot design build • Tilt Wall • Crane Served



RELATIVE PROJECT EXPERIENCE

Offices @ N. Post Oak (UC)

- 76,600 SF Spec/BTS
- Brick
- Two Story

Reynolds & Reynolds(UC)

- 90,000 SF Build to Suit
- Tilt Wall
- Three Story

Englobal – Beaumont

- 52,518 SF Build to Suit
- Tilt Wall
- Two Story

Stress Office Project

- 40,894 SF Build to Suit
- Tilt Wall
- Two Story

4460 Hwy. 225 (Dow Building)

- 98,000 SF Spec Building
- Brick
- Two Story

4400 Hwy. 225

- 88,000 SF Spec Building
- Brick
- Two Story

Weatherford

- 60,000 SF Build to Suit
- Tilt Wall
- Two Story

Siemens

- 160,000 square foot build-to-suit
- Tilt Wall/Metal
- 20,000 SF One Story Office

4440 Hwy. 225

- 75,000 SF Spec Building
- Brick
- Two Story

PV Fluids

- 123,100 square foot Build to Suit
- Tilt Wall
- 34,760 SF Two Story Office



SELECTED EXISTING CLIENTS

3P Products	Chantal Cookware	DUPAR	H.L. Tech	PGS Onshore	Seamar Drivers
Abrasive Products	Cherokey Piping	Factory Builders	Halliburton	Phillips Steel	Siemens
Adams Valve	Circuit Breaker	Ferguson	Harrison Hydrogen	Phoenix Tech	Southern Ice Cream
Alliance Supply	Clover International	Filtration Technology Corporation	Hastik Baymont	PMC	Southpro
Alltech	CMI Moulding	Flexitallic	Hatec	PMI	Specialty Piping Materials
Alltemp	Code Red	Flowserve	Hertz Equipment Rental, Inc.	PODS	Storage Equipment
American Grocers	Composite One	FMA Alliance	HHR	Poly One	Strake Jesuit
American Hi-Tech	Crawford Electric	Ford Flooring	Ikea	Power Feed Thru	Stren
Archer Well Service	CRC Evans	Frank Mohn	Matera Paper	Precision Drilling	Stress Engineering
Arnco	Cummins	Frontier	Maxbar	Precision Flame	Structural Preservation
ATS	Daniel Industries	G&H Addition	Nolan Power	Preferred Freezer	SWABY
Bohler	Deepwater Corrosion	Gaffney Krose	Nomadic Display	Print Mailers	Swift Train
Boots & Coots	Delta Chemical	Endress & Hauser	Olin	Professional Directional	Test, Inc.
Brite Lites	Dover Equipment	ENERFLOW	Olympian Machine	Puuterman-Scharck	Thyssen Krupp
Cameron Petreco	Dresser Industries	ENGLOBAL	Packwell	RMI	Total Safety
Cameron Willis	DRILLMEC	Express Energy Services	Palmer	Rollswood Group	Truair
CEP	DSC				

