

**City of San Marcos**  
**PLANNED DEVELOPMENT DISTRICT**  
**ZONING / LAND USE PLAN / WRITTEN DEVELOPMENT STANDARDS**

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>	<u>CONSULTANT</u>
Name:	<u>HEB GROCERY COMPANY, LP</u>	① <u>GREEN CERALD TRUST ETAL</u> <u>1814 SONTERBA BOULEVARD #5204</u> <u>SAN ANTONIO, TX 78258</u>	
Mailing Address:	<u>646 SOUTH MAIN AVE</u> <u>SAN ANTONIO, TX 78204</u> ATTN: <u>BEH SCOTT</u>	② <u>ERIC MEYERS</u> <u>P.O. BOX 1084</u> <u>SAN MARCOS, TX 78667</u> ③ <u>CITY OF SAN MARCOS</u> <u>630 E HOPKINS STREET</u> <u>SAN MARCOS, TX 78666</u>	<u>PAPE-DANSON ENGINEERS</u> <u>C/O DENNIS RICH</u> <u>2000 HEN LOOP 410</u> <u>SAN ANTONIO, TX 78213</u>
Telephone No.:	<u>210-938-8766</u>		<u>210-375-9000</u>
E-mail address:	<u>SCOTT.BEH@HEB.COM</u>		<u>DRICH@PAPE-DANSON.COM</u>

**PROPERTY DESCRIPTION:**

SAN MARCOS, TX 78266

Street: HUNTER ROAD AT WONDER WORLD, Address No.: \_\_\_\_\_

Legal Description (if platted): NOT PLATTED

Proposed Subdivision Name (if not platted): HEB WONDER WORLD

\* a metes and bounds description is required if property is a partial lot or is not platted

Appraisal District Tax ID No.: R 11829, 11804, 11696 Acres: 7.77

Current Master Plan Land Use Designation(s): AREA OF STABILITY AND OPEN SPACE

Property is located in:  City Limits  ETJ (County) \_\_\_\_\_  
 San Marcos River Corridor  Edwards Aquifer Recharge Zone

Total Land Area Within 100-Year Floodplain, if any 1.22 Acre(s)

Lien Holder(s) - for notification purposes:  
Name: N/A  
Mailing Address: \_\_\_\_\_

(If more than one lien holder, please provide information on a separate page)

A certificate of no tax delinquency must be attached to this application

09/15

**PROPOSED DEVELOPMENT:**

Proposed New Base Zoning Classification: GC

Proposed New Master Plan Land Use Designation(s), if any: EMPLOYMENT AND OPEN SPACE

Proposed Use(s) of Land and Buildings: DEVELOPMENT OF GROCERY STORE,

Number of Lots: 1 Residential Density: N/A (Units/Acre)

Total Number of Dwelling Units, if any: N/A

Total Land Area Allocated to Non-Residential Use, if any: 7.77 Acre(s)

**SUBMITTAL REQUIREMENTS:**

- **Application Fee** of \$1,523 plus \$102 per acre (\$4,000 maximum) plus \$11.00 Technology Fee payable to the City of San Marcos.
- **Name(s) and Mailing Address(es) of Property Lien-Holder(s)**, if any.
- **If not platted**, a metes and bounds legal description of the property.
- **One Reproducible or 15 Non-Reproducible Copies of the proposed Land Use Plan.**
- **Written Development Standards**
- **If in the San Marcos River Corridor**, an SMRC Development Application, if not incorporated in the PDD Development Plan, a separate SMRC site Plan.

*I certify the preceding information is complete and accurate. If I am not the property owner of record, or if the applicant is an organization or business entity, I hereby affirm that I have been authorized to represent the owner, organization, or business in this application.*

Signature:  Date: 1/25/16

Printed Name: Benjamin Scott

**To be completed by Staff:**

Meeting Date: \_\_\_\_\_ Application Deadline: \_\_\_\_\_

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

## AGREEMENT TO THE PLACEMENT OF ZONING NOTIFICATION SIGNS

The City of San Marcos Land Development Code provides that notification signs shall be placed on any property that is the subject of a zoning change, zoning variance, or conditional use permit. The signs shall be placed on the property by the Development Services-Planning Department staff prior to the 10<sup>th</sup> day before the scheduled public hearing based on the following criteria:

- Signs shall be placed on each street for property having multiple street frontages
- Signs shall be placed in a visible, unobstructed location near the front property line

Signs shall remain in place until final action is taken on the application, unless the case is formally withdrawn by the applicant prior to a final decision. Staff will remove the signs.

**It is the responsibility of the applicant to periodically check the sign locations to verify that signs remain in place and have not been vandalized or removed. It is the responsibility of the applicant to immediately notify the Development Services-Planning Department 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.

*I have read the above statement and agree to allow the placement of notification signs as required on the project covered by the attached request. The City's Development Services-Planning staff has my permission to place these signs on my property. I will notify City staff if the sign is damaged or removed.*

\_\_\_\_\_  
Signature of Applicant

1/29/16  
\_\_\_\_\_  
Date

FOR STAFF USE ONLY:	
Sign (s) were placed by staff on _____	by _____
Sign (s) were removed by staff on _____	by _____