

# APPEAL APPLICATION FORM

Updated: September, 2020

Associated Case # AC \_22\_ \_01



## CONTACT INFORMATION

Appellate Name	Hamid hahwazi (Owner) or Troy Turner	Appellate Mailing Address	P.O. Box 593067 San Antonio, TX 78259
Company	NEF Industries LLC.	Company	Max Association Inc.
Appellate Phone #	210-842-2853	Appellate Email	gc@maxassociation.com / cc' carina@infiniteopp.com

## ORIGINAL APPLICATION INFORMATION

Subject Property Address: 312 Camancho St. San Marcos, Texas 78666

Original Application Type: Conditional Use Permit Alternative Compliance (General ) Application

## REASON FOR APPEAL

I am: ☒ The applicant ☐ Owner of Property within the Notification Area

Briefly describe the reason for appeal (attach additional pages if needed):

Property can not proceed with plans without the requested appeal. If the appeal was to be approved the property would be able to preserve the current building. As it is now the transitional protective standards set by the city, the site is not able to comply with the required transitional protection requirement. This appeal is in order to not demolish in part or whole the existing warehouse that has been on the site for more than a few decades.

Receiving approval would preserve the building.

## AUTHORIZATION

*By submitting this digital application, 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.* **Appeal, if property is located within 400ft of the subject property:**

Filing Fee \$106

Technology Fee \$13

**TOTAL COST \$119**

All other appeals:

Filing Fee \$634

Technology Fee \$13

**TOTAL COST \$647**

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

**Submit Appeal Application to: [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov)**

# CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION

Updated: October, 2019



## CONTACT INFORMATION

Applicant's Name	Troy Turner	Property Owner	NEF Industries LLC
Company	Max Developers, Inc.	Company	NEF Industries LLC
Applicant's Mailing Address	P.O. Box 593067, San Antonio, TX 78259	Owner's Mailing Address	8120 Research Blvd Ste 105 Box 289 Austin TX 78758
Applicant's Phone #	210-842-2853	Owner's Phone #	949-307-9369
Applicant's Email	gc@maxassociation.com	Owner's Email	hhahwazi@gmail.com

## PROPERTY INFORMATION

Subject Property Address: 312 Camacho St., San Marcos, TX 78666

Zoning District: \_\_\_\_\_ Tax ID #: R \_\_\_\_\_

Legal Description: Lot 8 & 9 Block 11 Subdivision Victory Gardens First Section

## DESCRIPTION OF REQUEST

Please use this space to describe the proposal. Attach additional pages as needed.

## 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 \$793\* Technology Fee \$13 **TOTAL COST \$806**

Renewal/Amendment Filing Fee \$423\* Technology Fee \$13 **TOTAL COST \$436**

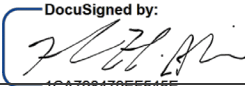
*\*Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits*

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

## PROPERTY OWNER AUTHORIZATION

I, Hamid Ahwazi (owner name) on behalf of  
NEF Industries LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
312 Camacho Street San Marcos TX 78666 (address).

I hereby authorize Troy Turner (agent name) on behalf of  
Max Developers, Inc. (agent company) to file this application for  
conditional use permit / alternative compliance (general) (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 12/17/2021

Printed Name, Title: Hamid Ahwazi, Member Manager

Signature of Agent:  Date: 12/17/2021

Printed Name, Title: Troy Turner, President of Max Developers, Inc.

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: 12/17/2021

Print Name: Troy Turner

Form Updated October, 2019

## Dueitt, Dalton

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**From:** Carina Boston Pinales <carina@infiniteopp.com>  
**Sent:** Wednesday, February 23, 2022 7:30 PM  
**To:** Troy Turner; Dueitt, Dalton; gc@maxassociation.com; Ehlers, Elizabeth  
**Cc:** hamid ahwazi  
**Subject:** [EXTERNAL] Re: Alternative Compliance Request - 312 Camacho Street  
**Attachments:** image001.jpg

Hello Dalton,

Please see this email as confirmation in response that our alternative compliance request (AC-22-01) is to Section [7.2.2.4](#) of the Land Development Code (Protective Yard Installation Requirements), specifically that an alternative compliance be made to transitional yard type C's minimum depth requirement from a minimum of 20 feet to a minimum of 14 feet and 8 inches.

Thank you,

Carina Boston Pinales

On Wed, Feb 23, 2022, 4:21 PM Troy Turner <[troyturnerbuilder@yahoo.com](mailto:troyturnerbuilder@yahoo.com)> wrote:

Sent from my iPhone

Begin forwarded message:

**From:** "Max Developers, Inc." <[gc@maxassociation.com](mailto:gc@maxassociation.com)>  
**Date:** February 23, 2022 at 11:02:42 AM CST  
**To:** Carina Boston Pinales <[carina@infiniteopp.com](mailto:carina@infiniteopp.com)>, Troy Turner <[troyturnerbuilder@yahoo.com](mailto:troyturnerbuilder@yahoo.com)>  
**Subject:** Fwd: Alternative Compliance Request - 312 Camacho Street