

CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION

Updated: March, 2023



CONTACT INFORMATION

Applicant's Name	Matt Lewis	Property Owner	James Gill
Company	Simplecity Design	Company	Austin Criminal Lawyer James Gill
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

PROPERTY INFORMATION

Subject Property Address: 100 Riverside Dr.

Zoning District: SF6 Tax ID #: R40138

Legal Description: Lot 1 Block Subdivision RIVER VIEW EST ADDN #1

DESCRIPTION OF REQUEST

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

We are seeking alternative compliance to code Section 4.3.2.2 Lot Depth. Based on the site configuration and the zoning classification the lots are slightly longer than allowed within the subdivision ordinance. The rear portions of the lot will be used as greenspace. The new buildings will keep in harmony of the development patterns of the surrounding areas.

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, James Gill (owner name) on behalf of

(company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
100 Riverside Drive

(address).

I hereby authorize Matt Lewis (agent name) on behalf of
Simplecity Design

(agent company) to file this application for
Alternative Compliance

(application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: James Gill Digitally signed by James Gill
Date: 2025.07.21 09:11:32 -05'00' Date: 07/11/25

Printed Name, Title: James Gill

Signature of Agent:  Date: 07/11/25

Printed Name, Title: Matt Lewis

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: **James Gill** Digitally signed by James Gill
Date: 2025.07.21 09:11:51
-05'00'

Date: **07/11/25**

Print Name: **James Gill**

Form Updated March, 2023