

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



Updated: September, 2020

CONTACT INFORMATION

Applicant's Name	Charles R. Hager V, P.E.	Property Owner	AV McCarty Lane GP LLC and SM McCarty Lane LLC
Company	LJA Engineering, Inc.	Company	American Ventures LLC
Applicant's Mailing Address	7500 Rialto Blvd, Bldg 2, Ste 100, Austin, TX 78735	Owner's Mailing Address	1801 Lavaca St, Suite 116 Austin, TX 78701
Applicant's Phone #	(512) 439-4700	Owner's Phone #	2108625294
Applicant's Email	chager@LJA.com	Owner's Email	shravan@americanventures.com

PROPERTY INFORMATION

Subject Property Address(es): E. McCarty Ln, San Marcos, TX 78666

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: 40.72 Tax ID #: R 136631

Preferred Scenario Designation: CD-5 Existing Zoning: Unzoned (ETJ/COUNTY)

Existing Land Use(s): undeveloped

DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-5

Proposed Land Uses / Reason for Change: This lot is located in the ETJ and therefore requires zoning with annexation.

Based on City Planning Maps, discussions with staff, and proximity to residential development, this lot is seeking CD-5 Zoning to permit future development allowed within the CD-5 requirements.

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, Shravan Parsi (owner name) on behalf of
AV McCarty Lane GP LLC and SM McCarty Lane LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
E. McCarty Ln, San Marcos, TX 78666 (address).

I hereby authorize Charles V. Hager, P.E. (agent name) on behalf of
LJA Engineering, Inc. (agent company) to file this application for
Zoning Change/Annexation (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: _____

Date: 4/22/22

Printed Name, Title: _____

Shravan Parsi, Manager

Signature of Agent: _____

Date: 5/2/2022

Printed Name, Title: _____

Charles R. Hager V, P.E.

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.

Av nearby lane to me a SM nearby lane in

Signature:  Date: 4/22/22

Print Name: Shivan Parsi, its manager

Form Updated October, 2019