

CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION

Updated: March, 2023



CONTACT INFORMATION

Applicant's Name	Kirk Brumley	Property Owner	Edward Caffey
Company	Juniper Ventures of Texas, LLC	Company	C&G Development, Inc.
Applicant's Mailing Address	3455 IH 35 South New Braunfels, Texas 78131	Owner's Mailing Address	P.O Box 1171 San Marcos, Texas 78667-1171
Applicant's Phone #	512-738-1214	Owner's Phone #	
Applicant's Email	kbrumley@junipervot.com	Owner's Email	caffeyed@yahoo.com

PROPERTY INFORMATION

Subject Property Address: 1390 Wonder World Drive

Zoning District: Community Commerical District

Tax ID #: R 141504

Legal Description: Lot _____ Block _____ Subdivision A0002 Thomas J Chambers Survey, Acres 5.6

DESCRIPTION OF REQUEST

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

The applicant is proposing a gas station, drive-through restaurant, and drive-through car wash with a vacuum station. The proposed use will serve the surrounding community and the City of San Marcos.

The property is currently zoned Community Commercial (CC) District and would require a CUP for the Convenience Store with Gas Sales and the Car Wash with Vacuum Stations. The proposed Drive-Through Restaurant is allowed by right as per the City of San Marcos Zoning Code.

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, Edward Caffey S.C. (owner name) on behalf of
C&G Development, LTD Inc. (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
P.O Box 1171 San Marcos, Texas 78667-1171 (address).

I hereby authorize Kirk Brumley (agent name) on behalf of
Juniper Ventures of Texas (agent company) to file this application for
The Conditional Use Permit Application (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Edward Caffey Date: 7/30/2023

Printed Name, Title: Edward Caffey, President

Signature of Agent: Kirk Brumley Date: 7-31-2023

Printed Name, Title: Director of Real Estate Development

**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: *Kirk Brumley*

Date: 07/31/2023

Print Name: Kirk Brumley