

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

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	Steve Ihnen	Property Owner	Paul Leventis
Company	Bleyl Engineering	Company	Blanco Trace Development, LLC
Applicant's Mailing Address	12007 Technology Blvd, Ste. 150 Austin, TX 78727	Owner's Mailing Address	1722 Broadmoor Drive, Ste. 212 Bryan, TX 77802
Applicant's Phone #	512-454-2400 x 101	Owner's Phone #	979-774-2900
Applicant's Email	austinpermitting@bleylengineering.com	Owner's Email	paull@brazostrace.com

PROPERTY INFORMATION

Subject Property Address(es): south of post road and Yarrington road

Legal Description: Lot _____ Block _____ Subdivision Yarrington Commons

Total Acreage: 27.1 Tax ID #: R 120843

Preferred Scenario Designation: CD- 4 Existing Zoning: GC

Existing Land Use(s): vacant

DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-4

Proposed Land Uses / Reason for Change: Proposed land use as allowed by CD-4

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, Paul Leventis (owner name) on behalf of
Blanco Trace Development, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
south of post road and Yarrington road (address).

I hereby authorize Steve, Ihnen (agent name) on behalf of
Bleyl Engineering (agent company) to file this application for
Zoning (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:



Date:

2/28/22

Printed Name, Title:

President

Signature of Agent:



Date:

03-23-2022

Printed Name, Title:

Steve Ihnen, P.E., Project Engineer

Form Updated October, 2019

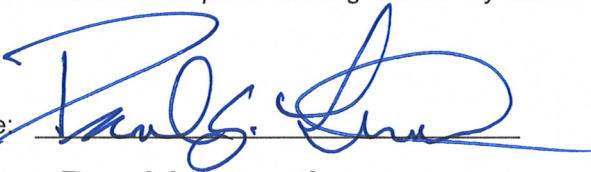
AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

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: _____

2/28/22

Print Name: _____

Paul Leventis

Form Updated October, 2019



Blanco Trace • Conceptual Site Plan - D

📍 San Marcos, Texas
📅 December 09, 2021
21003220
👤 Clay Residential