

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

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	Kristal Harris	Property Owner	Warren Realty LD/Sac N Pac
Company	BGE, Inc.	Company	
Applicant's Mailing Address	1701 Directors Blvd, Suite 1000, Austin, TX 78744	Owner's Mailing Address	1910 Center Point Road San Marcos, TX 78666-9443
Applicant's Phone #	512-686-3564	Owner's Phone #	
Applicant's Email	kharris@bgeinc.com	Owner's Email	

PROPERTY INFORMATION

Subject Property Address(es): 3830 S IH 35, SAN MARCOS, TX 78666 and 3939 S IH 35, SAN MARCOS, TX 78666

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: 67.119 Tax ID #: R 13066 and R13073

Preferred Scenario Designation: _____ Existing Zoning: FD

Existing Land Use(s): Agricultural

DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-5

Proposed Land Uses / Reason for Change: CD-5 allows for commercial and residential development.

The tract is within the Employment South area per San Marcos' Preferred Scenario map, and CD-5 is permitted within an Employment Center.

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, Blair Warren (owner name) on behalf of
Sac-N-Pac Stores, Inc. (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
3939 S. S IH 35, SAN MARCOS, TX 78666 (address).

I hereby authorize Kristal Harris (agent name) on behalf of
BGE, Inc. (agent company) to file this application for
Zoning Change (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Blair Warren Date: 10/20/22

Printed Name, Title: Blair Warren, Vice President

Signature of Agent: Kristal L Harris Date: 1/3/2023

Printed Name, Title: Kristal Harris, Entitlements Manager

PROPERTY OWNER AUTHORIZATION

I, Warren Fuel Co, Inc., Blair Warren President (owner name) on behalf of
Warren Realty, Ltd. (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
3830 S. S IH 35, SAN MARCOS, TX 78666 (address).

I hereby authorize **Kristal Harris** (agent name) on behalf of
BGE, Inc. (agent company) to file this application for
Zoning Change (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Blair Warren Date: 10/20/22

Printed Name, Title: Blair Warren, President

Signature of Agent: Kristal L Harris Date: 1/3/2023

Printed Name, Title: Kristal Harris, Entitlements Manager

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: Blair Warren

Date: 10/20/22

Print Name: Blair Warren, Vice President

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

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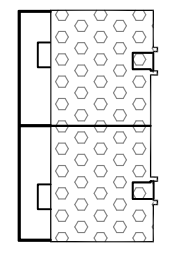
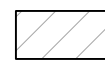
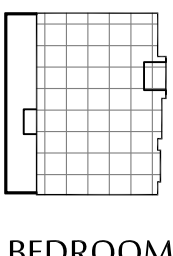
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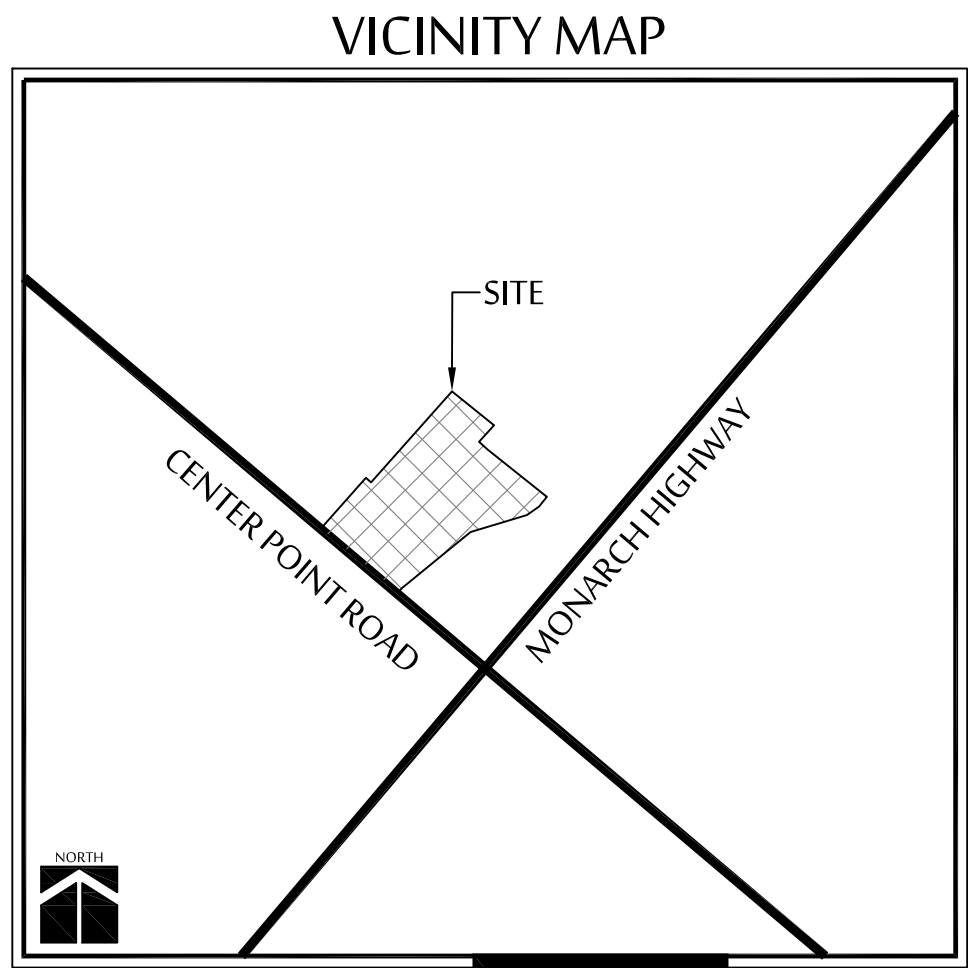
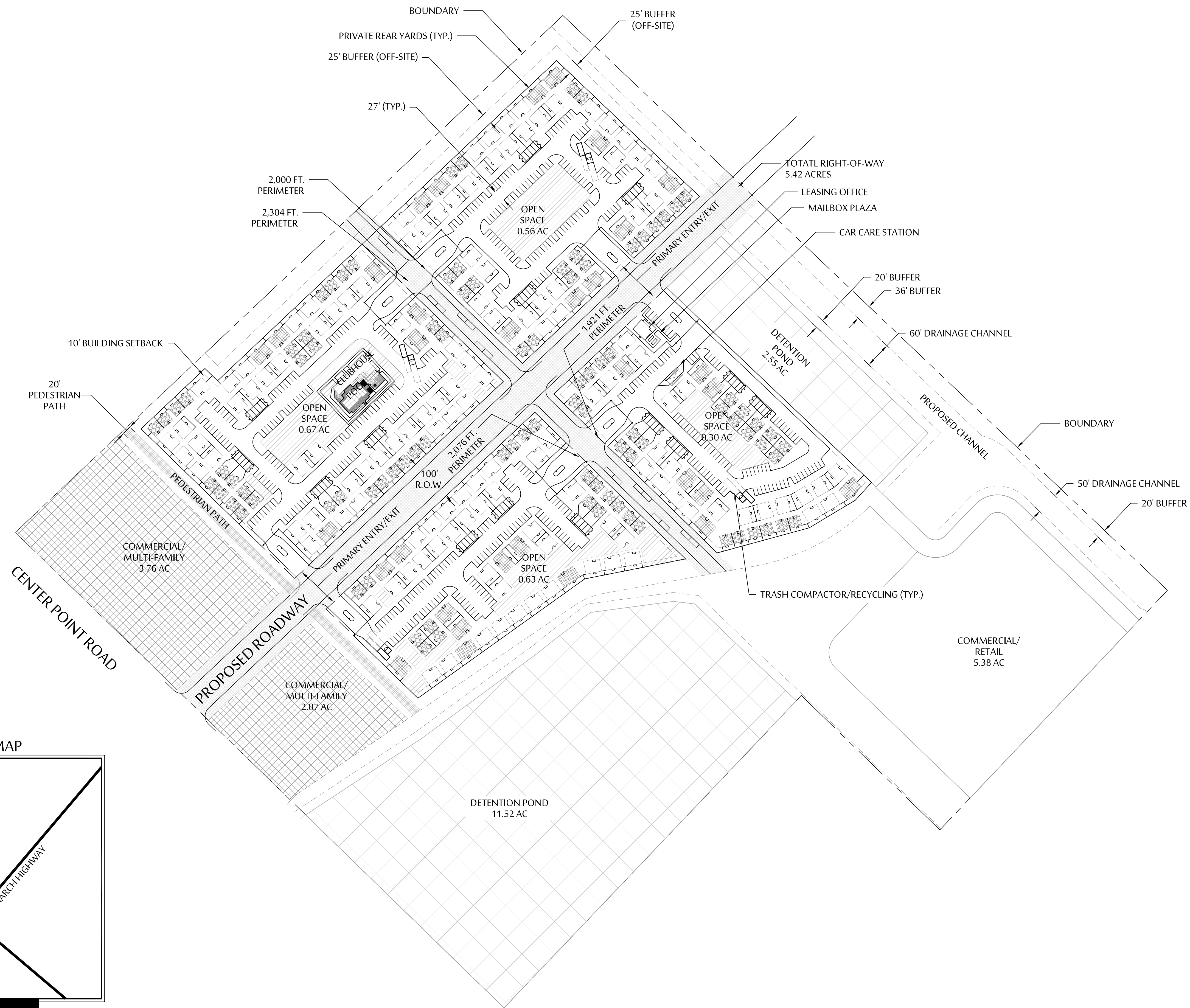
Signature: Blair Warren

Date: 10/20/22

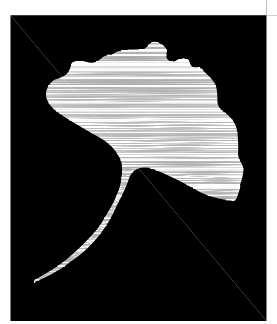
Print Name: Blair Warren, President

DETACHED SINGLE LEVEL MULTI-FAMILY - SUMMARY

ADDRESS: WEST OF NWC CENTERPOINT RD. & MONARCH HWY. - SAN MARCOS, TX	LEGEND
SITE AREA: 22.75 AC (GROSS) - 5.67 AC (NORTH) - 4.93 AC (EAST) - 5.25 AC (SOUTH) - 6.90 AC (WEST)	 1 BEDROOM UNIT
TOTAL UNITS: 255 (11.21 DU/ACRE) - 1 BEDROOM UNITS: 94 (37.0%) - 2 BEDROOM UNITS: 126 (49.6%) - 3 BEDROOM UNITS: 34 (13.4%)	 2 BEDROOM UNIT
QUADRANT A (NORTH). - PERIMETER: 2,000 LF - AREA: 5.67 AC (GROSS) - TOTAL UNITS: 63 (11.12 DU/AC) - 1 BEDROOM UNITS: 20 (31.7%) - 2 BEDROOM UNITS: 33 (52.4%) - 3 BEDROOM UNITS: 10 (15.9%) - PARKING SPACES: 126 (2.00 / UNIT) SURFACE SPACES: 114 GARAGE SPACES: 12  - OPEN SPACE: 0.56 AC (9.9%)	 3 BEDROOM UNIT
QUADRANT B (EAST) - PERIMETER: 1,909 LF - AREA: 4.93 AC (GROSS) - TOTAL UNITS: 54 (10.96 DU/AC) - 1 BEDROOM UNITS: 26 (48.1%) - 2 BEDROOM UNITS: 21 (38.9%) - 3 BEDROOM UNITS: 7 (13.0%) - PARKING SPACES: 111 (2.05 / UNIT) SURFACE SPACES: 95 GARAGE SPACES: 16  - OPEN SPACE: 0.30 AC (6.0%)	
QUADRANT C (SOUTH) - PERIMETER: 2,125 LF - AREA: 5.25 AC (GROSS) - TOTAL UNITS: 61 (11.70 DU/AC) - 1 BEDROOM UNITS: 18 (29.5%) - 2 BEDROOM UNITS: 34 (55.7%) - 3 BEDROOM UNITS: 9 (14.8%) - PARKING SPACES: 122 (2.00 / UNIT) SURFACE SPACES: 110 GARAGE SPACES: 12  - OPEN SPACE: 0.63 AC (12.0%)	
QUADRANT D (WEST) - PERIMETER: 2,283 LF - AREA: 6.90 AC (GROSS) - TOTAL UNITS: 77 (11.16 DU/AC) - 1 BEDROOM UNITS: 30 (39.0%) - 2 BEDROOM UNITS: 41 (53.2%) - 3 BEDROOM UNITS: 8 (7.8%) - PARKING SPACE: 160 (2.07 / UNIT) SURFACE SPACES: 144 GARAGE SPACES: 16  - OPEN SPACE: 0.98 AC (14.1%)	
 - PUBLIC RIGHT-OF-WAY TOTATL: 5.42 ACRES	



MCGOUGH
ADAMSON



Landscape
Architects

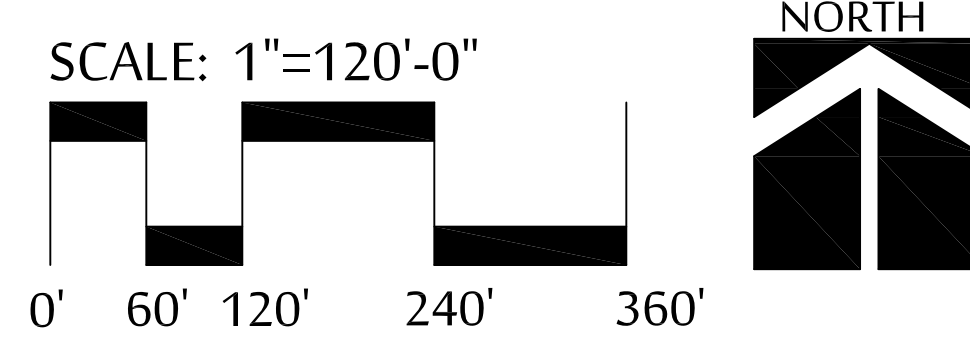
Land
Planning

Irrigation



VILLAGE AT SAN MARCOS CONCEPTUAL LAND PLAN - 8.1

WEST OF NWC CENTER POINT RD. & MONARCH HWY. - SAN MARCOS, TX
AUGUST 19, 2022



AN ALTA/NSPS LAND TITLE SURVEY OF 67.121 ACRES (APPROXIMATELY 2,923,795 SQ. FT.) COMPRISED OF:

TRACT 1: 63.123 ACRES (APPROXIMATELY 2,749,625 SQ. FT.) OUT OF THE EDWARD BURLESON SURVEY NO. 18, ABSTRACT NO. 63 IN HAYS COUNTY, TEXAS, BEING ALL OF A 63.119 ACRE TRACT CONVEYED TO SAC-N-PAC STORES, INC. IN A SPECIAL WARRANTY DEED DATED NOVEMBER 13, 2001 AND RECORDED IN VOLUME 1905, PAGE 611 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TRACT 2: 3.998 ACRES (APPROXIMATELY 174,170 SQ. FT.) OUT OF THE EDWARD BURLESON SURVEY NO. 18, ABSTRACT NO. 63 IN HAYS COUNTY, TEXAS, BEING ALL OF A 4.00 ACRE TRACT CONVEYED TO WARREN REALTY, LTD. IN A WARRANTY DEED DATED OCTOBER 25, 2016 AND RECORDED IN DOCUMENT NO. 16036832 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

NATHANIEL HUBBARD
SURVEY NO. A-230

THE BARNES RANCH
FAMILY PARTNERSHIP
(194/230)
(221/801)

BRT INVESTMENT CORPORATION
TRUSTEES
(874/265)

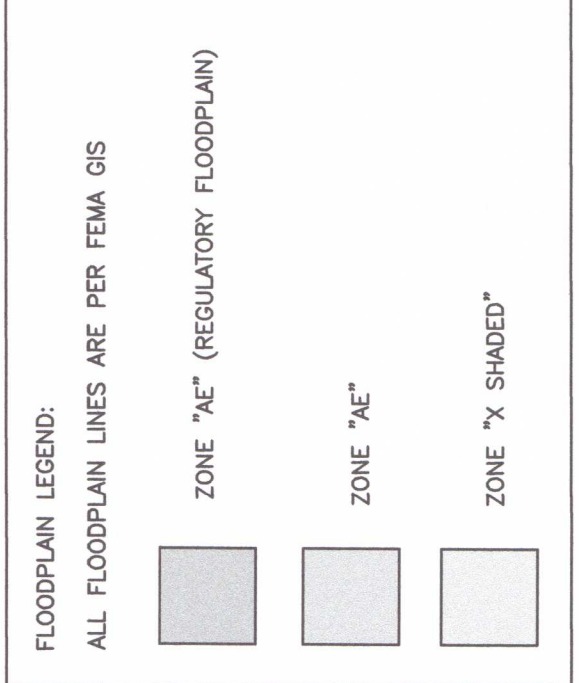
STELLAR PLASTICS, INC
6300 S. 12TH ST.
(129/716)



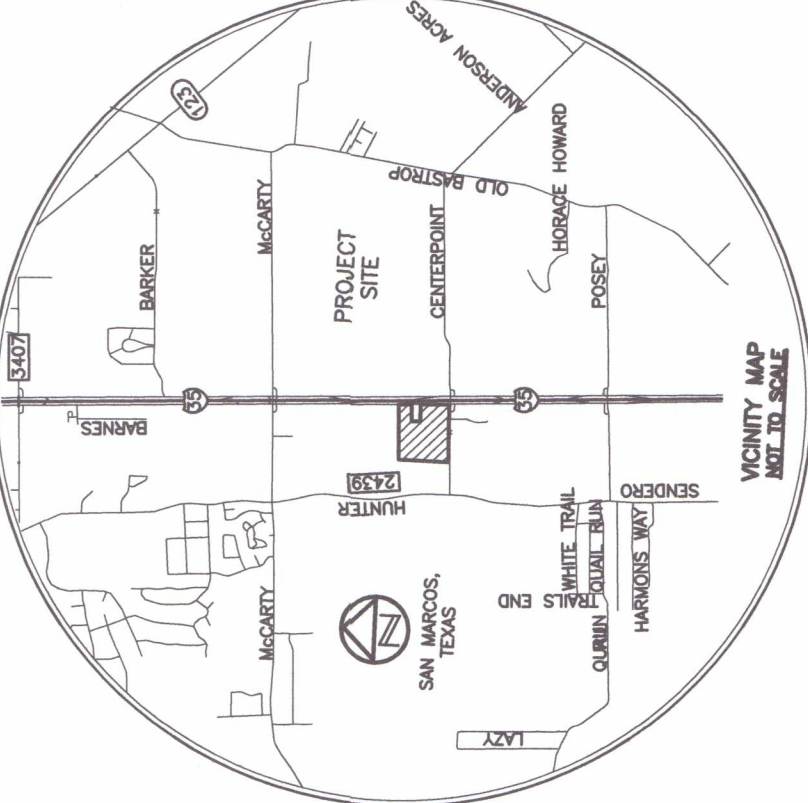
87.121 ACRES TOTAL
TRACT 1
63.123 ACRES
APPROX. 2,749,625 SQ. FT.
SAC-N-PAC STORES, INC
(195/610)
NO BUILDINGS OBSERVED

EDWARD BURLESON SURVEY NO. 18
ABSTRACT NO. 63

THIS IS A SURFACE DRAWING.
BEARING BASE: THE TEXAS COORDINATE SYSTEM, 1983 (NAD 83).
US SURVEY FEET BASED ON GPS SOLUTIONS FROM THE LOCAL REAL TIME NETWORK (RTN) FOR CHAPARRAL CONTROL POINT "CHT".
4" ALUMINUM DISK SET IN CONCRETE
SURFACE COORDINATES:
N 229114.970
E 229143.974
TEXAS STATE PLANE COORDINATES:
N 13851108.222
E 229114.970
INVERSE SCALE FACTOR = 0.999999917
(FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000130
(FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0



- LEGEND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - ⊙ IRON PIPE FOUND (SIZE NOTED)
 - △ CALCULATED POINT
 - ⊙ 6" STEEL FENCE POST FOUND
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ UTILITY POLE
 - ⊙ GUY WIRE
 - ⊙ OVERHEAD UTILITIES
 - ⊙ ELECTRIC UTILITY
 - ⊙ ELECTRIC MANHOLE
 - ⊙ ELECTRIC PULL BOX
 - ⊙ TELEPHONE UTILITY
 - ⊙ UNDERGROUND TELEPHONE MARKER
 - ⊙ UNDERGROUND FIBER OPTIC MARKER
 - ⊙ CLEANTOP
 - ⊙ WASTEWATER MANHOLE
 - ⊙ SIGN
 - ⊙ MAILBOX
 - ⊙ EDGE OF ASPHALT PAVEMENT
 - ⊙ BARB WIRE FENCE
 - ⊙ CHAIN LINK FENCE
 - ⊙ CHAIN LINK FENCE
 - () RECORD INFORMATION



TITLE COMMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:

Alamo Title Insurance

Commitment No.: 400082104643 Effective Date: 10/03/2021 Issued: 10/20/2021

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "B" items contained therein and re-listed below were considered:

1) Restrictive Covenants:

DELETED

10g) Matters contained in that certain document

Recorded No. Volume 807, Page 272, Real Property Records of Hays County, Texas (Tract 1 and 2)

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10h) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Recorded No. Volume 807, Page 272, Real Property Records of Hays County, Texas (Tract 1 and 2)

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