

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



Updated: March, 2017

Case # ZC-17-03

CONTACT INFORMATION

Applicant's Name	Scott Phillips	Property Owner	1346 Thorpe Lane, Ltd.
Applicant's Mailing Address	500 W 5th Street, Ste 700 Austin, TX 78701	Owner's Mailing Address	500 W 5th Street, Ste 700 Austin, TX 78701
Applicant's Phone #	512-682-5556	Owner's Phone #	512-682-5556
Applicant's Email	sphillips@endeavor-re.com	Owner's Email	sphillips@endeavor-re.com

PROPERTY INFORMATION

Subject Property Address(es): 1346 Thorpe Lane, San Marcos, TX 78666

Legal Description: ~~Lot~~ _____ ~~Block~~ _____ ~~Subdivision~~ A0017-2 JUAN M VERAMENDI SURVEY #2

Total Acreage: 0.951 Tax ID #: R 12291

Preferred Scenario Designation: ee High Intensity^{SP} Existing Zoning: OP

Existing Land Use(s): Offices (Medical Offices)

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Change of zoning from OP to CC

Proposed Land Uses / Reason for Change: The property is currently almost 50% vacant and needs to be retentanted. The financial viability requires the ability to retenant the vacancy and the current zoning is highly prohibitive in this respect. We hope to retenant with a user that complements the high-density, mixed use vision for this area as put forth in Vision San Marcos.

AUTHORIZATION

All required application documents are attached. I understand the fees and the process for zoning and understand my responsibility to be present at meetings regarding this application.

MF-12, 18, 24 Filing Fee \$1,275 plus \$50 per acre Technology Fee \$11 MAXIMUM COST \$4,011

Other Districts Filing Fee \$1,000 plus \$100 per acre Technology Fee \$11 MAXIMUM COST \$3,011

By: EGP 2015 Management, LLC, its general partner

Applicant's Signature: [Signature] Date: _____

Printed Name: Andy Pastor
Executive VP

To be completed by Staff: _____ Accepted By: WP Date Accepted: 3/13/2017

Proposed Meeting Date: 4/25/2017 Application Deadline: 3/13/2017


ZONING CHANGE & ZONING OVERLAY CONSIDERATIONS

Process. The Zoning process may take 2-3 months and will include at least two public hearings – one before the Planning and Zoning Commission and one before the City Council.

CHECKLIST FOR ZONING CHANGE, ZONING OVERLAY OR HISTORIC DISTRICT

Items Required for Complete Submittal	Staff Verification & Comments
<input checked="" type="checkbox"/> Pre-application conference with staff is recommended Please call 393-8230 to schedule	<input type="checkbox"/>
<input checked="" type="checkbox"/> Completed Application for Zoning Change, Overlay, or Establishment of Historic District/Landmark	<input type="checkbox"/>
<input checked="" type="checkbox"/> Copy of Subdivision Plat or Metes & Bounds	<input type="checkbox"/>
<input checked="" type="checkbox"/> Certificate of no tax delinquency	<input type="checkbox"/>
<input checked="" type="checkbox"/> Proof of Ownership	<input type="checkbox"/>
<input checked="" type="checkbox"/> Lien Holder(s) Name and Mailing Address(es)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Agreement to the placement of notification signs and acknowledgement of notification requirements	<input type="checkbox"/>
<input checked="" type="checkbox"/> Authorization to represent the property owner, if the applicant is not the owner	<input type="checkbox"/>
<input checked="" type="checkbox"/> MF-12, 18, 24 Filing Fee \$1,275 + \$50 per acre (\$4,000 max) <input checked="" type="checkbox"/> Other Districts Filing Fee \$1,000 + \$100 per acre (\$2,000 max) Technology Fee \$11	<input type="checkbox"/>
Additional information may be required at the request of the Department	

I hereby certify and attest that this application and all required documentation is complete and accurate. I hereby submit this application and attachments for review by the City of San Marcos.

Signed:  Date: 3/10/2017

Print Name: Scott Phillips

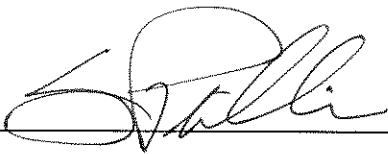
☐ Engineer ☐ Architect/Planner ☐ Surveyor ☐ Owner ☒ Agent

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

The City of San Marcos Land 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 is the responsibility of the applicant to periodically check the sign locations to verify that the signs remain in place until final action is taken on the application and have not been vandalized or removed until after such final decision or when such application is withdrawn by the applicant. It is the responsibility of the applicant to immediately notify the Planning and Development Services Department of missing or defective signs.***
- 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 \$85 plus an \$11 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 \$85 plus an \$11 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: 3/10/2017

Print Name: Scott Phillips

To be completed by Staff: Case # _____ - _____ - _____

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, 1346 Thorpe Lane, Ltd (owner) acknowledge that I am the rightful owner of the property located at 1346 Thorpe Lane, San Marcos, TX (address).

I hereby authorize Scott Phillips (agent name) to serve as my agent to file this application for a zoning change (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

1346 Thorpe Lane, Ltd.

By: EGP 2015 Management, LLC, its general partner

Signature of Property Owner: Andy Pastor

Date: 3/10/17

Printed Name: Andy Pastor
Executive VP

Signature of Agent: Scott Phillips

Date: 3/10/2017

Printed Name: Scott Phillips

To be completed by Staff: Case # _____ - _____ - _____