

Case # ZC- 17 - 05

Applicant's Name	Ramsey Engineering, LLC	Property Owner	Cottonwood Creek JDR, LTD.
Applicant's Mailing Address	3206 Yellowpine Terrace Austin, TX 78757	Owner's Mailing Address	333 Cheatham Street San Marcos, TX 78666
Applicant's Phone #	512-650-6800	Owner's Phone #	512-353-1776
Applicant's Email	ramsey-eng@att.net	Owner's Email	jenny@randallmorris.com

PROPERTY INFORMATION
Subject Property Address(es): SW of SH 123 - Rattler Road Intersection
Legal Description: Lot Not Platted Block _____ Subdivision Cottonwood Creek
Total Acreage: 3.553 Tax ID #: R 70227
Preferred Scenario Designation: Medium Intensity Existing Zoning: DR
Existing Land Use(s): Vacant

Proposed Zoning District(s): GC

Proposed Land Uses / Reason for Change: Commercial; Retail

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	<u>MAXIMUM COST \$4,011</u>
Other Districts Filing Fee	\$1,000 plus \$100 per acre	Technology Fee \$11	<u>MAXIMUM COST \$3,011</u>

Applicant's Signature: Stephen Ramsey, P.E. Date: 4/26/17
Printed Name: Stephen Ramsey, P.E.

To be completed by Staff: Accepted By: _____ Date Accepted: _____
Proposed Meeting Date: _____ Application Deadline: _____

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 512-393-8230 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"/>
N/A <input 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"/>
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)	<input type="checkbox"/>
Technology Fee \$11	
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: Stephen Ramsey, P.E. Date: 4/26/17

Print Name: Stephen Ramsey, P.E.

☒ 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: _____

Print Name: _____

Randall Morris

To be completed by Staff:

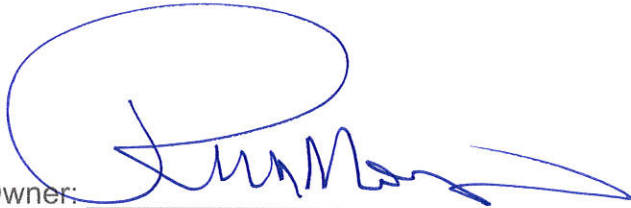
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AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

Randall Morris, President
I, Cottonwood Creek JDR, LTD. (owner) acknowledge that I am the rightful owner of the
property located at SW of SH123-Rattler Road Intersection (address).

I hereby authorize Ramsey Engineering, LLC (agent name) to serve as my
agent to file this application for Zoning Change (application type),
and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner:



Date:

4/28/17

Printed Name:

Randall Morris

Signature of Agent:

Stephen Ramsey, P.E.

Date:

4/26/17

Printed Name:

Stephen Ramsey, P.E.

To be completed by Staff:

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