

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



Updated: March, 2018

Case # ZC- _____

CONTACT INFORMATION

Applicant's Name	Holly Reading/ Sam Molina- AMERCO Real Estate	Property Owner	Jimmy Nassour
Applicant's Mailing Address	2727 N Central Ave. Ste. 500, Phoenix, AZ 85381	Owner's Mailing Address	3839 Bee Cave Rd., Suite 200 Austin, TX 78746
Applicant's Phone #	602-263-6649	Owner's Phone #	512-474-2900
Applicant's Email	holly_reading@uhaul.com	Owner's Email	jimmy@jimmynassour.com

PROPERTY INFORMATION

Subject Property Address(es): 2809 S IH-35 San Marcos, TX 78666

Legal Description: Lot 1A Block 1 Subdivision INTERNATIONAL ELECTRIC CORPORATION ADDITION

Total Acreage: 9.61 Tax ID #: R 134839

Preferred Scenario Designation: Commercial Existing Zoning: Light Industrial

Existing Land Use(s): Vacant Manufacturing Facility

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Heavy Commercial

Proposed Land Uses / Reason for Change: U-Haul is proposing an adaptive reuse of the existing 72,300 SF building by converting it into a U-Haul Moving and Storage Facility. Our uses consist of self-storage, U-Haul truck and trailer sharing, and related retail sales.

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

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/



CHECKLIST FOR ZONING CHANGE, ZONING OVERLAY OR HISTORIC DISTRICT

			Comments
<input type="checkbox"/>	Pre-application conference with staff is recommended Please call 512-393-8230 to schedule	<input type="checkbox"/>	
<input type="checkbox"/>	Completed Application for Zoning Change, Overlay, or Establishment of Historic District/Landmark	<input type="checkbox"/>	
<input type="checkbox"/>	Copy of Subdivision Plat or Metes & Bounds	<input type="checkbox"/>	
<input type="checkbox"/>	CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	<input type="checkbox"/>	
<input type="checkbox"/>	Certificate of no tax delinquency	<input type="checkbox"/>	
<input type="checkbox"/>	Proof of Ownership	<input type="checkbox"/>	
<input type="checkbox"/>	Lien Holder(s) Name and Mailing Address(es)	<input type="checkbox"/>	
<input type="checkbox"/>	Agreement to the placement of notification signs and acknowledgement of notification requirements	<input type="checkbox"/>	
<input type="checkbox"/>	Authorization to represent the property owner, if the applicant is not the owner	<input type="checkbox"/>	
<input type="checkbox"/>	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			

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, Jimmy Nassour (owner) acknowledge that I am the rightful owner of the property located at 2809 S IH-35 San Marcos, TX (address).

I hereby authorize Holly Reading- AMERCO Real Estate (agent name) to serve as my agent to file this application for Zone Change (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: _____

Date: 6/6/18

Printed Name: Jimmy Nassour

Signature of Agent: _____

Date: 6/6/18

Printed Name: Holly Reading

To be completed by Staff: Case # _____

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: Sam Molina

Date: 6-8-18

Print Name: Sam Molina

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