

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

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name	Doug Goss	Property Owner	LCSM Ph 2, LLC
Company	Natural Development	Company	LCSM Ph 2, LLC
Applicant's Mailing Address	11612 FM 2244, Bldg 1, Ste 140, Austin, TX 78738	Owner's Mailing Address	303 Colorado, Ste 2300, Austin, TX 78701
Applicant's Phone #	512-402-1790	Owner's Phone #	512-457-8000
Applicant's Email	dougg@nd-austin.com	Owner's Email	ericw@nd-austin.com

PROPERTY INFORMATION

Subject Property Address(es): W. Centerpoint Road and Central Park Loop (Northwest Corner)

Legal Description: Lot ALL Block ALL Subdivision La Cima Phase 2

Total Acreage: 89.694 Tax ID #: R 143368

Preferred Scenario Designation: _____ Existing Zoning: NA

Existing Land Use(s): Agriculture--wildlife exemption

DESCRIPTION OF REQUEST

Proposed Zoning District(s): SF 4.5

Proposed Land Uses / Reason for Change: City requiring annexation upon platting per development agreement

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.

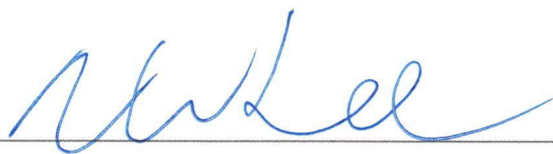
APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Bryan Lee, Manager (owner name) on behalf of
LCSM Ph. 2, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
W. Centerpoint Road and Central Park Loop (address).

I hereby authorize Doug Goss (agent name) on behalf of
Natural Development (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:

5-26-2020

Printed Name, Title:

Bryan Lee, Manager

Signature of Agent:



Date:

5/26/2020

Printed Name, Title:

Doug Goss, Project Manager

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: 5/26/2020

Print Name: Doug Goss



CHECKLIST FOR ZONING CHANGE, ZONING OVERLAY OR HISTORIC DISTRICT

The following items are requested for consideration of this application. These and additional items may be required at the request of the Department		Comments
<input type="checkbox"/>	Pre-application conference with staff is recommended Please call 512-393-8230 to schedule	
<input type="checkbox"/>	Completed Application for Zoning Change, Overlay, or Establishment of Historic District/Landmark	
<input type="checkbox"/>	Copy of Subdivision Plat or Metes & Bounds	
<input type="checkbox"/>	CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	
<input type="checkbox"/>	Certificate of no tax delinquency	
<input type="checkbox"/>	Proof of Ownership	
<input type="checkbox"/>	Lien Holder(s) Name and Mailing Address(es)	
<input type="checkbox"/>	Agreement to the placement of notification signs and acknowledgement of notification requirements	
<input type="checkbox"/>	Authorization to represent the property owner, if the applicant is not the owner	
<input type="checkbox"/>	Filing Fee \$1,057 + \$100 per acre (\$3,000 max) Technology Fee \$13	
**San Marcos Development Code Section 2.3.1.1(C): “Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete...”		