

City of San Marcos

PLANNED DEVELOPMENT DISTRICT

ZONING / LAND USE PLAN / WRITTEN DEVELOPMENT STANDARDS

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>	<u>CONSULTANT</u>
Name:	Highpointe Investments, Inc	JOQ San Marcos, Ventures, LP	Caren L. Williams
Mailing Address:	20 Enterprise, Ste. 320 Aliso Viejo, CA. 92656	Attn: Robert C. Wilson P.O. Box 27501 Houston, TX 77227	P.O. Box 2559 San Marcos, TX 78667
Telephone No.:	512-757-7006		512-757-7006
E-mail address:	Caren.Williams@highpointeinc.com	wilson@glorkhco.com	Caren@starlandandrealtyco.com

PROPERTY DESCRIPTION:

Street: Posey Road Address No.: No.

Legal Description (if platted): attached

Proposed Subdivision Name (if not platted): Trace

* a metes and bounds description is required if property is a partial lot or is not platted

Appraisal District Tax ID No.: 18632, 18633, 18634, 18657 Acres: 417.6
R 18635, 18614

Current Master Plan Land Use Designation(s): Employment Center, Med. Intensity, Area of Stability / low intensity

Property is located in: ☐ City Limits ☒ ETJ (County) Hays
☐ San Marcos River Corridor ☐ Edwards Aquifer Recharge Zone

Total Land Area Within 100-Year Floodplain, if any None Acre(s)

Lien Holder(s) - for notification purposes:

Name: _____

Mailing Address: _____

(If more than one lien holder, please provide information on a separate page)

A certificate of no tax delinquency must be attached to this application

09/12

PROPOSED DEVELOPMENT:

Proposed New Base Zoning Classification: PDD

Proposed New Master Plan Land Use Designation(s), if any: N/A

Proposed Use(s) of Land and Buildings: Mixed use community with single family, multi-family, commercial, business park, open space, parks, school site and retail.

Number of Lots: 995 Residential Density: 4.17 (Units/Acre)

Total Number of Dwelling Units, if any: 1845

Total Land Area Allocated to Non-Residential Use, if any: 143.6 Acre(s)

SUBMITTAL REQUIREMENTS:

- **Application Fee** of \$1,500 plus \$100 per acre (\$4,000 maximum) plus \$10.00 Technology Fee payable to the City of San Marcos.
- **Name(s) and Mailing Address(es) of Property Lien-Holder(s)**, if any.
- **If not platted**, a metes and bounds legal description of the property.
- **One Reproducible or 15 Non-Reproducible Copies of the proposed Land Use Plan.**
- **Written Development Standards**
- **If in the San Marcos River Corridor**, an SMRC Development Application, if not incorporated in the PDD Development Plan, a separate SMRC site Plan.

I certify the preceding information is complete and accurate. If I am not the property owner of record, or if the applicant is an organization or business entity, I hereby affirm that I have been authorized to represent the owner, organization, or business in this application.

Signature: Caren L. Williams Date: 1-12-15

Printed Name: Caren L. Williams

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____

Accepted By: A. Brake Date: 1-12-15

AGREEMENT TO THE PLACEMENT OF ZONING NOTIFICATION SIGNS

The City of San Marcos Land Development Code provides that notification signs shall be placed on any property that is the subject of a zoning change, zoning variance, or conditional use permit. The signs shall be placed on the property by the Development Services-Planning Department staff prior to the 10th day before the scheduled public hearing based on the following criteria:

- Signs shall be placed on each street for property having multiple street frontages
- Signs shall be placed in a visible, unobstructed location near the front property line

Signs shall remain in place until final action is taken on the application, unless the case is formally withdrawn by the applicant prior to a final decision. Staff will remove the signs.

It is the responsibility of the applicant to periodically check the sign locations to verify that signs remain in place and have not been vandalized or removed. It is the responsibility of the applicant to immediately notify the Development Services-Planning Department 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.

I have read the above statement and agree to allow the placement of notification signs as required on the project covered by the attached request. The City's Development Services-Planning staff has my permission to place these signs on my property. I will notify City staff if the sign is damaged or removed.

Caren L. Williams

Signature of Applicant

1-12-15

Date

FOR STAFF USE ONLY:

Sign (s) were placed by staff on _____ by _____.

Sign (s) were removed by staff on _____ by _____.