

AMENDMENT TO APPROVED AGREEMENT APPLICATION

Updated: March, 2023

Original Case # _____ - _____ - _____



CONTACT INFORMATION

Applicant's Name	Jeffrey S. Howard	Property Owner	Carma Paso Robles, LLC
Company	McLean & Howard, LPP	Company	Carma Paso Robles, LLC
Applicant's Mailing Address	4301 Bull Creek Rd, Ste 150, Austin, TX 78731	Owner's Mailing Address	9600 N Mopac Expy, Ste 750, Austin, TX 78759
Applicant's Phone #	512-328-2008	Owner's Phone #	512-391-1330
Applicant's Email	jhoward@mcleanhowardlaw.com	Owner's Email	chad.matheson@brookfieldrp.com

PROPERTY INFORMATION

Subject Property Address(es): See metes and bounds attached.

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: 1,338.584 Tax ID #: R See attached.

Preferred Scenario Designation: Low medium/open space Existing Use of Property: Mixed

DESCRIPTION OF REQUEST

Proposed New Preferred Scenario Designation, if any: n/a

Proposed Base Zoning Districts: No change

Proposed Land Uses: No change

AUTHORIZATION

By submitting this digital application, 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 \$2,000 plus \$100 per acre Technology Fee \$15 MAXIMUM COST \$5,015

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Chad Matheson (owner name) on behalf of
Carma Paso Robles, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
the terminus of Centerpoint Road (address).

I hereby authorize Jeffrey S. Howard (agent name) on behalf of
McLean & Howard, L.L.P (agent company) to file this application for
a PUD amendment (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:



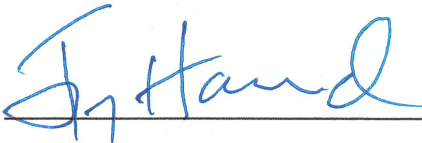
Date:

1/30/2024

Printed Name, Title:

Chad Matheson, Vice President

Signature of Agent:



Date:

1/30/2024

Printed Name, Title:

Jeffrey S. Howard, Partner

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 \$150 plus a \$15 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 \$150 plus a \$15 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: _____

Chad Matheson, Vice President

Print Name: _____

Form Updated March, 2023

SUMMARY OF REQUESTED AMENDMENTS TO THE PASO ROBLES PDD

1. Cap on Dwelling Units

Several provisions of the PDD are amended to reduce the dwelling unit cap from 3,450 to 3,150. The modified language will also clarify that the cap only applies to the MU portion of the Project. Uses constructed on the GC portion will be limited to a maximum of 500 LUEs with an additional 50 LUEs allocated for miscellaneous open space areas/corridors.

- Section II.A.1 (pg. 8)
In order to provide more open space, trails and an enhanced quality of life for its residents, Paso Robles will place a unit cap on the mixed use portion (MU district) of the project ~~of 2.7 units per gross acre (mixed use portion of the project), or 3,450~~ 3,150 dwelling units, which is less than 2.7 units per gross acre. This 3,150 dwelling unit cap does not apply to the general commercial portion (GC district) of the project.
- Table II-1
For MU–Residential, change 3,450 to 3,150 in the column for allowable service units and update totals as appropriate. Delete the column for anticipated dwelling units as it is unnecessary and could create confusion. Add multifamily to the land use column for the GC portion for a more comprehensive and accurate reflection of the permitted uses in that area of the project. Delete asterisk.
- Section II.A.1 (pg. 10)
The maximum overall ~~density~~ units allowed in the mixed use portion (MU district) of the PDD is 3,150 dwelling units, which is less than 2.7 dwelling units per gross acres of the mixed use district. The density of any residential use in the general commercial portion (GC district) of the PDD shall comply with Section III.D.
- Table II-3
Edit chart to decrease the total number of dwelling units proposed in the mixed use district to 3,150. Delete asterisk.
- Section II.A.3.9, Item #9 (pg. 11)
Paso Robles provides an overall ~~density cap of 2.7~~ 3,150 residential dwelling units ~~per acre of~~ in the mixed use (MU) district. The proposed ~~3,450~~ 3,150 dwelling units in the mixed use (MU) district are approximately ~~15~~ 18% less than would normally be allowed under the City of San Marcos Land Development Code for the mixed use (MU) area.
- Section III.B.8 (pg. 25)
The PDD residential dwelling unit maximum for the mixed use (MU) district shall be ~~3,450~~ 3,150 dwelling units ~~for the MU district.~~

2. Cap on Age Restricted Units

The PDD will need to be amended to delete the limitation on active adult dwelling units.

- Section III.B.8 (pg. 25)
~~Active Adult use shall be limited to no more than 2,850 dwelling units.~~

3. Exhibits

- Exhibit II-2 Update Conceptual Land Use Plan
- Exhibit II-3 Update Conceptual Open Space Plan

- Section III.B.1 (pg. 24)
To the extent any exhibits herein conflict with text of this PDD, the text shall control.