

# CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION



Updated: March, 2023

## CONTACT INFORMATION

Applicant's Name		Property Owner	
Company		Company	
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

## PROPERTY INFORMATION

Subject Property Address: \_\_\_\_\_

Zoning District: \_\_\_\_\_ Tax ID #: R \_\_\_\_\_

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

## DESCRIPTION OF REQUEST

Please use this space to describe the proposal. Attach additional pages as needed.



Staff Note: upon receiving the specifications of each lot, it was determined that Block B, Lots 21, 26, and 27 meet the requirements of Section 3.6.3.1.B.

## 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.*

Initial Filing Fee \$1,000\*                      Technology Fee \$15                      TOTAL COST \$1,015

Renewal/Amendment Filing Fee \$750\*                      Technology Fee \$15                      TOTAL COST \$765

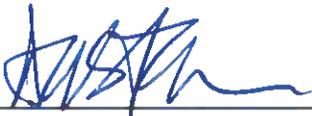
*\*Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits*

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

PROPERTY OWNER AUTHORIZATION

I, David Starr (owner name) on behalf of Vantage at San Marcos, LLC (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at SH 123, San Marcos, TX 78666 (address).

I hereby authorize Ryan Taylor (agent name) on behalf of Kimley-Horn and Associates, Inc. (agent company) to file this application for Final Plat (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 

Printed Name, Title: DAVID STARR

Signature of Agent:  Date: 05/21/24

Printed Name, Title: Ryan Taylor

**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.

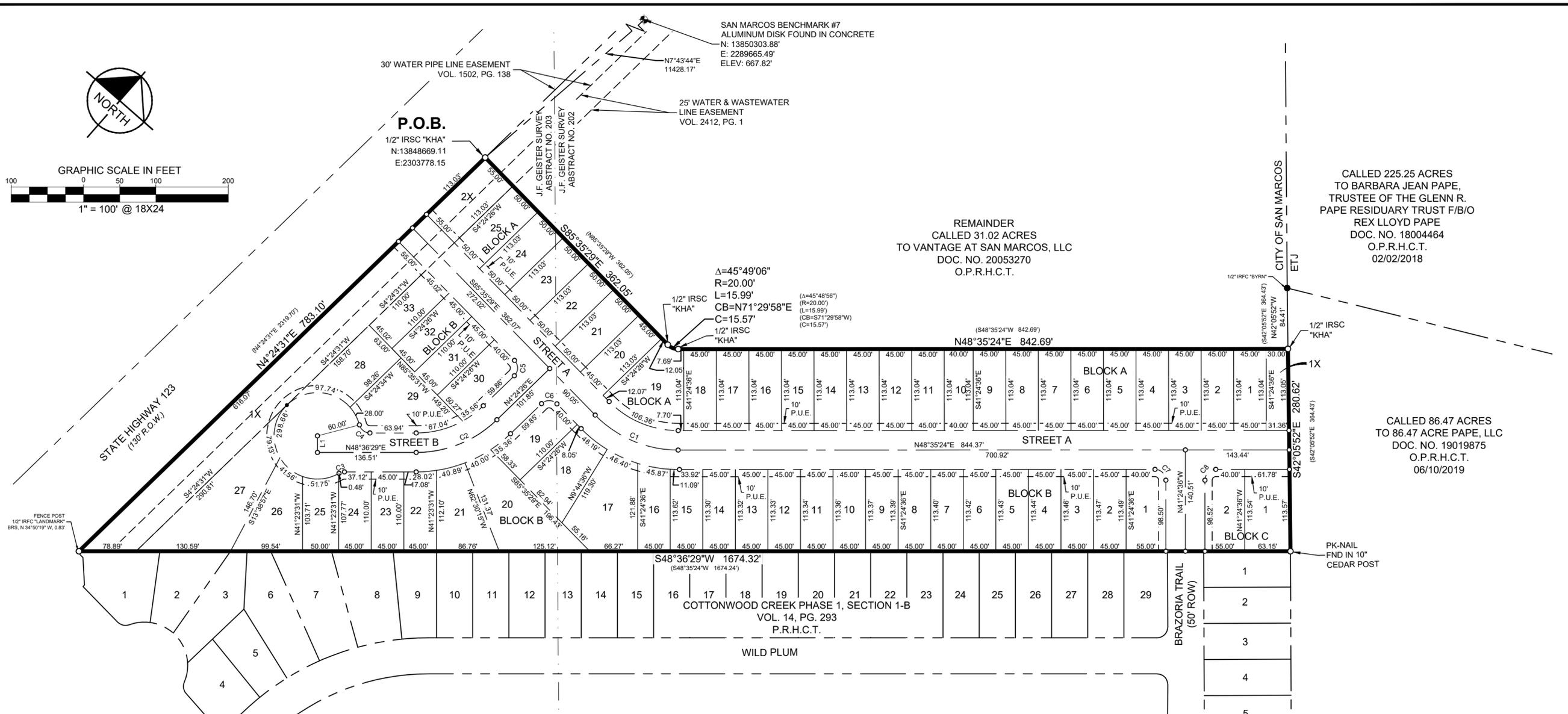
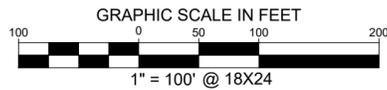
- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request 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: \_\_\_\_\_

Print Name: \_\_\_\_\_



CALLED 225.25 ACRES  
TO BARBARA JEAN PAPE,  
TRUSTEE OF THE GLENN R.  
PAPE RESIDUARY TRUST F/B/O  
REX LLOYD PAPE  
DOC. NO. 18004464  
O.P.R.H.C.T.  
02/02/2018

CALLED 86.47 ACRES  
TO 86.47 ACRE PAPE, LLC  
DOC. NO. 19019875  
O.P.R.H.C.T.  
06/10/2019

REMAINDER  
CALLED 31.02 ACRES  
TO VANTAGE AT SAN MARCOS, LLC  
DOC. NO. 20053270  
O.P.R.H.C.T.

O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
P.R.H.C.T.	PLAT RECORDS HAYS COUNTY, TEXAS
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND CAPPED
IRSC	1/2" IRON ROD SET CAPPED (STAMPED "KHA")
MNS	MAG NAIL SET
POB	POINT OF BEGINNING
BRS	BEARS CALL
(BEARING DISTANCE)	RECORD CALL
P.U.E.	PUBLIC UTILITY EASEMENT
<b>LINE TYPE LEGEND</b>	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	ABSTRACT SURVEY LINE
	ROAD CENTERLINE
	LOT LINE
	ROW LINE

DEVELOPMENT SUMMARY			
	NUMBER	ACRES	LENGTH
SINGLE FAMILY LOTS	59	7.981	-
OPEN SPACE LOTS	3	0.964	-
DRAINAGE LOTS	1	0.104	0.104
NUMBER OF STREETS	3	2.410	1,837
TOTAL	64	11.459	1,837

LINE TABLE		
NO.	BEARING	LENGTH
L1	S41°23'31"E	23.07'

**NOTES:**

1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, South Central Zone (4204), North American Datum of 1983. All dimensions shown are grid distances.

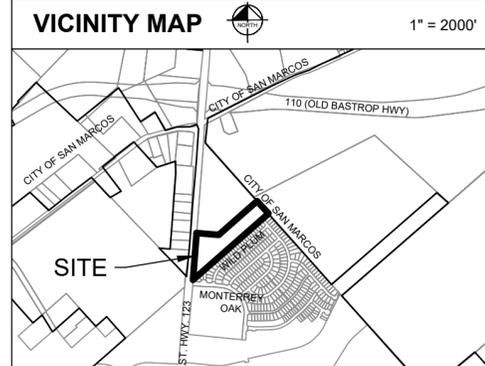
**FLOOD STATEMENT:**

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48209C0479F, for Hays County, Texas and incorporated areas, revised September 2, 2005, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	45°49'06"	160.00'	127.95'	N71°29'58"E	124.57'
C2	44°12'03"	160.00'	123.43'	N26°30'27"E	120.39'
C3	29°49'29"	15.00'	7.81'	S33°41'44"W	7.72'
C4	75°22'39"	15.00'	19.73'	N86°17'48"E	18.34'
C5	89°59'55"	15.00'	23.56'	N40°35'31"W	21.21'
C6	90°00'05"	15.00'	23.56'	S49°24'29"W	21.21'
C7	90°00'00"	15.00'	23.56'	N86°24'36"W	21.21'
C8	90°00'00"	15.00'	23.56'	S03°35'24"W	21.21'



**FINAL PLAT  
VANTAGE AT SAN MARCOS  
11.459 ACRES**

**J.F. GEISTER SURVEY, ABSTRACT NO. 202  
J.F. GEISTER SURVEY, ABSTRACT NO. 203  
CITY OF SAN MARCOS,  
HAYS COUNTY, TEXAS**

CoSm #PC-24-35



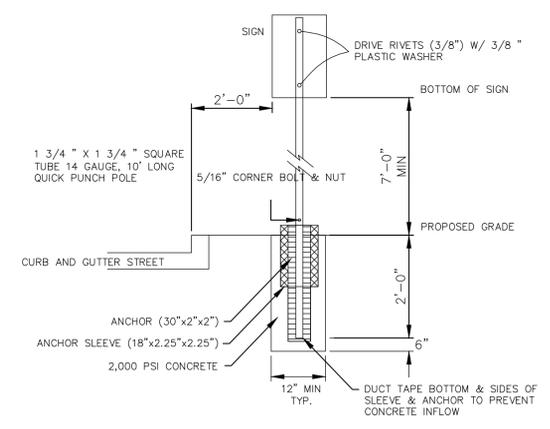
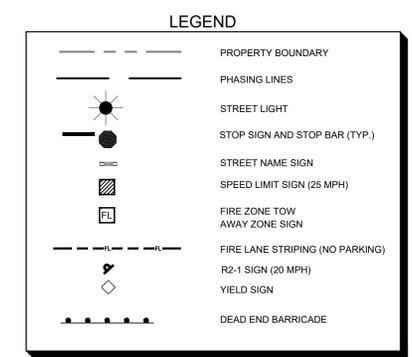
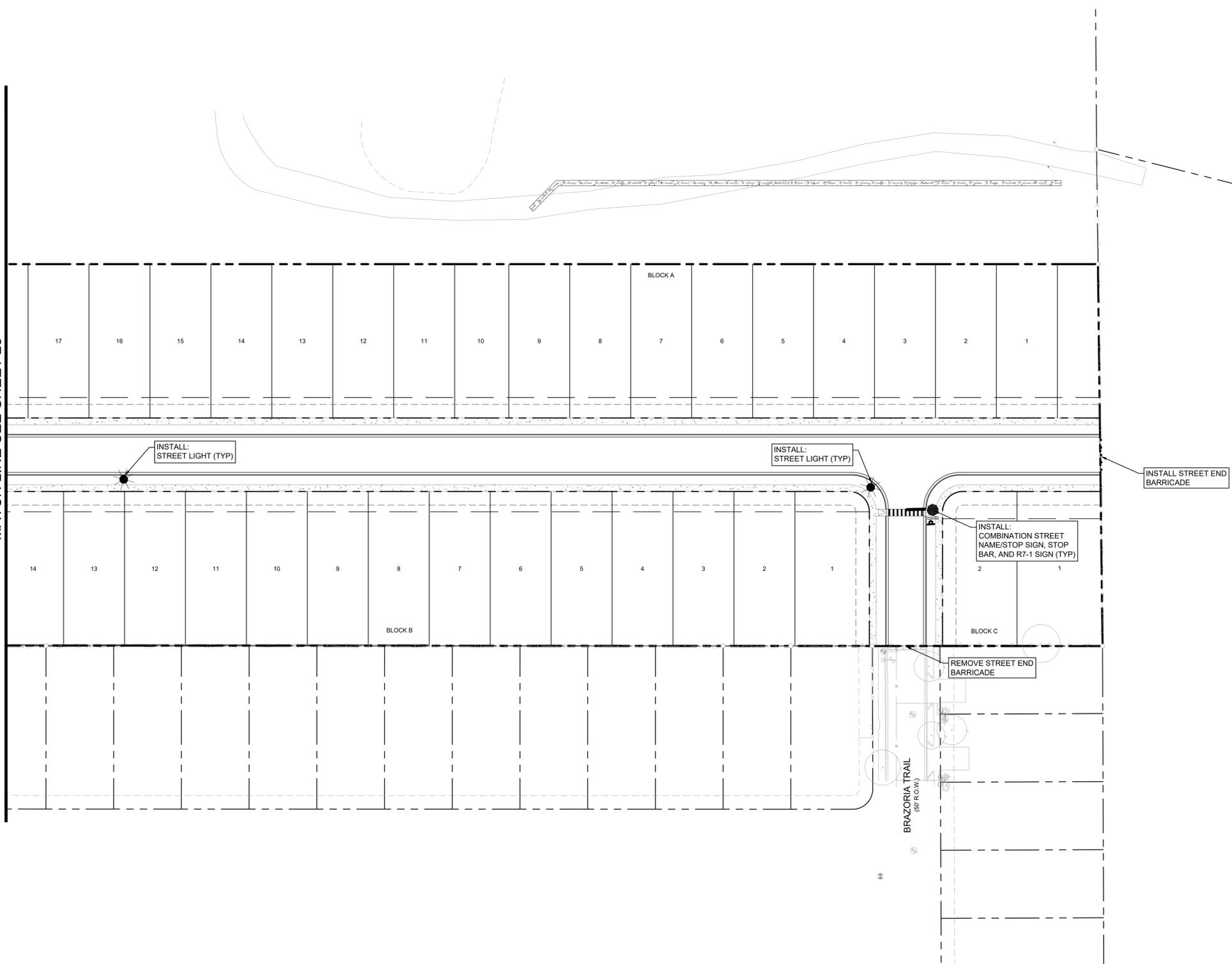
400 North Oklahoma Dr., Suite 105  
Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	MJS	7/18/2024	069270006	1 OF 2



Plotted By: Leonard, Brett Date: September 17, 2024 02:47:40pm File: P:\Projects\K\CAU\Civil\069270006-Vantage SF Pulte\Code\PlanSheets\VC - Street Sign & Striping\Plan.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCH LINE SEE SHEET 28



**BENCHMARKS**

BM 100 - PK NAIL	ELEVATION=659.10'
BM 101 - PK NAIL	ELEVATION=624.97'
BM 102 - PK NAIL	ELEVATION=626.07'



No.	REVISIONS	DATE	BY

**Kimley-Horn**  
 6800 BURLESON ROAD, BUILDING 312, SUITE 150  
 AUSTIN, TX 78744  
 PHONE: 512-646-2237 FAX: 512-646-2237  
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 TBPE Firm No. 928

Professional Engineer Seal for Ryan Taylor, License No. 142363, State of Texas. Date: 09/09/2024.

KHA PROJECT	069270006
DATE	SEPTEMBER 2024
SCALE	AS SHOWN
DESIGNED BY	RMW
DRAWN BY	WBW
CHECKED BY	RMW

**STREET LIGHT & SIGNAGE PLAN (2 OF 2)**

**VANTAGE SF PULTE**  
 CITY OF SAN MARCOS  
 CALDWELL COUNTY, TEXAS