

# SUBDIVISION MINOR / AMENDING PLAT, APPLICATION

Updated: March, 2018

Case # PC-\_\_\_\_-\_\_\_\_-\_\_\_\_



## CONTACT INFORMATION

|                             |  |                         |                                     |
|-----------------------------|--|-------------------------|-------------------------------------|
| Applicant's Name            | Joann A. Eagle, P.E. Carlson Brigrance & Doering, Inc. | Property Owner          | LaSalle Holdings, LTD.              |
| Applicant's Mailing Address | 5501 W. William Cannon Drive Austin, TX 78748          | Owner's Mailing Address | 6109 FM 390 N. Brenham, Texas 77833 |
| Applicant's Phone #         | 512-280-5160   | Owner's Phone #         | (314) 280-4083                      |
| Applicant's Email           | joann@cbdeng.com                                       | Owner's Email           | gaobryan@fredweberinc.com           |

## PROPERTY INFORMATION

Proposed/Current Subdivision Name: LaSalle Holdings

Subject Property Address or General Location: 6587 State Hwy 21 Kyle TX 78640

Acres: 1,370.80 acres Tax ID #: R14875, R14877, R14883, R14884, R70463

Located in:  City Limits  Extraterritorial Jurisdiction (County)

## DESCRIPTION OF REQUEST

Type of Plat:  Minor Subdivision Plat  Amending Plat

Current Number of Lots: 4 Current Land Use: agricultural

Proposed Number of Lots: 7 Proposed Land Use: aggregate processing

## AUTHORIZATION

*All required application documents are attached. I understand the fees for and the process of subdivision and understand my responsibility to be present at meetings regarding this application.*

Filing Fee \$500 plus \$100 per acre Technology Fee \$11 **MAXIMUM COST \$1,011**

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

To be completed by Staff: Date Submitted: \_\_\_\_\_ 5 Business Days from Submittal: \_\_\_\_\_

Completeness Review By: \_\_\_\_\_ Date: \_\_\_\_\_ Contact Date for Supplemental Info: \_\_\_\_\_

Supplemental Info Received (required w/in 5 days of contact): \_\_\_\_\_

Application Returned to Applicant: \_\_\_\_\_ Application Accepted for Review: \_\_\_\_\_

Comments Due to Applicant: \_\_\_\_\_ Resubmittal Date: \_\_\_\_\_ Approval: \_\_\_\_\_

**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.ORG/)**

## SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

- All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat
- I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application
- The attached Minor / Amending Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: \_\_\_\_\_

Date: 8/21/19

Printed Name: \_\_\_\_\_

*Joanna A. Eagle*  
*Joanna A. Eagle P.E. for Carlson Engineers & Design Inc.*

## WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and / or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

## RECORDATION REQUIREMENTS\*\*\* (To be completed by staff)

**The following are required for recordation, following approval of a Plat application:**

- Two (2) mylars of the subdivision plat (*Comal Co. requires White 20# Bond Paper*)
- Recording Fee: \$ \_\_\_\_\_
- Reprinted Tax Receipt
- Tax Certificate (paid prior to January 31<sup>st</sup> of current year)

**Other possible recording requirements:**

- If public improvements were deferred, Subdivision Improvement Agreement
- Subdivision Improvement Agreement recording fee: \$ \_\_\_\_\_
- Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)
- Other recording fee: \$ \_\_\_\_\_

\*\*\*Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.

**AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER**

1. LA SALLE HOLDINGS (owner) acknowledge that I am the rightful owner of the property located at 6587 State Hwy. 21 Kyle Texas 78640 (address).

I hereby authorize Carlson, Brigance & Doering, Inc (agent name) to serve as my agent to file this application for Amended Preliminary Plat (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

LA SALLE HOLDINGS BY  
Signature of Property Owner: Felix W. Crumpton Date: 7/17/19  
Printed Name: FELIX W. CRUMPTON

Signature of Agent: Joann A. Eagle Date: 8/19/19  
Printed Name: Joann A. Eagle, P.E. Carlson, Brigance & Doering, Inc. #F3791

Form completed by Staff Case #



August 21, 2019

Shannon Mattingly, Director  
Planning & Development Services  
**CITY OF SAN MARCOS**  
630 Hopkins  
San Marcos, Texas 78666

RE: **SAN MARCOS SAND & GRAVEL**  
Amended Preliminary Plat  
Engineer's Summary Letter  
CBD # 4994

Dear Ms. Mattingly,

This site located along State Highway 21 approximately three quarters of a mile south of the intersection with County Road 150 and approximately one mile north of the intersection with Yarrington Road. The Site is located within the City of San Marcos 2-mile Extra Territorial Jurisdiction limits. The Site property is within the Clear Fork Plum Creek and Hemphill Creek Watersheds. The Site property is not within the Edwards Aquifer Recharge Zone or the San Marcos River Corridor area.

Portions of the Preliminary Plat are currently permitted for mineral processing and the remainder will continue as agricultural crops. The raw mineral excavation and mineral processing is a pre-development activity and a transitional land use in support of the Waterstone master planned community specifically constructing water features as approved by the Development Agreement between the City of San Marcos and La Salle Holdings, Ltd.

The proposed amendment is to expand the Pre-Development limits and the excavation contours within the expanded Pre-Development limits. The raw mineral excavation is within the shallow alluvium. The geologic character of the shallow alluvium is complex because of the dynamic nature of the natural and historic deposition. The revised Pre-Development limits and excavation contours will allow us to optimize the excavation to the complex character of the geology in support of the Waterstone development.

Public water supply and public sanitary sewers are not proposed. Wastewater will be provided via temporary sanitary facilities and removed by a contracted hauler registered with TCEQ.

If you have any questions or comments during your review of the Amended Plat, please don't hesitate to call me or email me at [joann@cbdeng.com](mailto:joann@cbdeng.com). Thank you for your time and consideration during this permit review period.

Sincerely,  
**CARLSON, BRIGANCE & DOERING, INC. #F3791**

A handwritten signature in blue ink, appearing to read "Joann A. Eagle". The signature is fluid and cursive, with a large initial "J" and "A".

Joann A. Eagle, P.E.  
*Project Manager*