

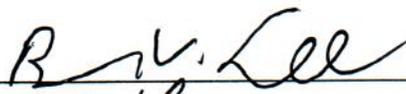
City of San Marcos

SUBDIVISION PLAT APPLICATION

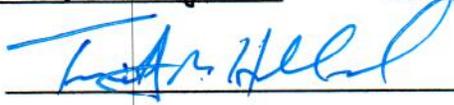
	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>	
Name	Bowman Consulting Group	Lazy Oaks Ranch L.P.	Hays County
Mailing Address	1120 S. Capital of Texas Hwy. Building 3, Suite 220	303 Colorado Suite 2300	712 S. Stagecoach Trail
	Austin, TX 78745	Austin, TX 78701	San Marcos, TX 78666
Daytime Phone	(512) 327-1180	(512) 457-8000	(512) 393-7779
Email Address	tholland@bowmanconsulting.com	blee@dbcllp.com	

AGENT ACKNOWLEDGEMENT STATEMENT:

I, Bryan Lee acknowledge that I am the rightful owner of the property proposed for subdivision and hereby authorize Bowman Consulting Group to serve as my agent to file this application and to work with the Responsible Official on my behalf during the subdivision platting process.

Signature of Property Owner: 

Printed Name: Bryan Lee, Manager Date: 8/31/16

Signature of Agent: 

Printed Name: Timothy Holland, P.E. Date: 9-2-2016

TYPE OF APPLICATION

Subdivision Plats

- Subdivision Concept Plat
- Preliminary Subdivision Plat
- Final Subdivision Plat

Development Plats

- Preliminary Development Plat
- Final Development Plat

- Variance Section _____
- Plat Vacation Accompanying _____

Minor Subdivision Plats (for Administrative Approval)

- Minor Subdivision Plat

Revisions to Recorded Plats (for Administrative Approval)

- Amending Plat
- Replat without Vacation

SUBJECT PROPERTY

Subdivision Name: La Cima Phase 1, West Centerpoint Road

Address or General Location: Intersection of Ranch Road 12 and Wonder World Drive in San Marcos, TX in Hays County.

Proposed Number of Lots: 5 **Acres:** 43.152 AC

Appraisal District Tax ID: R

- Located In**
- City Limits
 - ETJ (County Hays)
 - S.M. River Corridor
 - Planned Development District

Proposed Use of Land Collector road for subdivision.

SUBDIVISION IMPROVEMENT AGREEMENT

Whenever public improvements to serve the development are deferred until after Final Subdivision Plat or Final 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 years following the date upon which the Final Subdivision Plat or Final Development Plat is approved.

- I will complete all required public improvements prior to the Final Subdivision Plat or Final Development Plat.
- I wish to defer installation of public improvements and will complete a Subdivision Improvement Agreement with the City.

Signature: *Bryan Lee*

Printed Name: Bryan Lee, Manager **Date:** 8/13/16

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of *Electric Service Provider* Pedernales Electric Cooperative

Applicable Utility Service Code(s) Please refer to the Service Availability letter from Mike Moore following this section.

Comments/Conditions Please refer to the Service Availability letter from Mike Moore following this section.

Please also see this section completed by CenterPoint Energy.

Signature of Electric Company Official Refer to Mike Moore's signature included in the letter following this section.

Title Right of Way Agent Date October 6, 2015

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

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- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of *Gas Service Provider* CenterPoint Energy

Applicable Utility Service Code(s) Please refer to the Service Availability letter from Devin Kleinfelder following this section.

Comments/Conditions Please refer to the Service Availability letter from Devin Kleinfelder following this section.

Signature of Gas Company Official Refer to Devin Kleinfelder's signature included in the letter following this section.

Title Marketing Consultant Date December 2, 2015

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

- Complete application
- Required fees \$ 2,500.00 (see next page for Fee Schedule)
- All legislative requirements complete
- Proof of record ownership (recorded deed corresponds to ownership indicated on tax certificate)
- Current tax certificate (must show prior year taxes paid by January 31st of current year)
- Names and addresses of property lien-holders
- One digital copy of submittal materials
- Five 18"x24" hard copies of plat document

I hereby affirm that if I am not the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the preceding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

Signature of Applicant: 

Printed Name: Timothy Holland, P.E.

Date: 7-2-2016

ADDITIONAL REQUIREMENTS:

Subdivision Concept Plats:

- Watershed Protection Plan (Phase 1)
- Residential compatibility site plan (where applicable)
- Cluster development plan (where applicable)

Preliminary Subdivision Plats or Preliminary Development Plats

- Approved Watershed Protection Plan Phase I (can be submitted concurrently)
- Traffic Impact Analysis Worksheet (if commercial development or 100+ unit residential)

Final Subdivision or Final Development Plats:

- Preliminary Plat (where applicable)
- Approved Watershed Protection Plan Phase II (can be submitted concurrently). Submitted on 8/2/16 to the City
- Subdivision Improvement Agreement and surety if public facility construction was deferred in Preliminary Plat.
- Traffic Impact Analysis Worksheet (if commercial development or 100+ unit residential)

Minor Subdivision Plats:

Minor subdivisions plats must meet the following qualifications:

- Proposed subdivision results in 4 or fewer lots
- All lots front onto an existing public street and construction or extension of a street or alley is not required or is considered a minor extension by Director of Engineering.
- Extension of municipal facilities is not required or the installation of utilities is considered a minor extension by the Director of Engineering
- Approved WPP Phase II is required if land is located within the Edwards Aquifer Recharge Zone, within a designated stream or river corridor, or if the land contains floodplain, floodway or a waterway as defined by the LDC.

Amending Plats and Replats:

- Detailed description of the purposes and circumstances that warrant change of the recorded plat identifying all lots, easements or improvements affected by the proposed change.

La Cima Development

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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- D. Need easement(s) within subject property

Name of Water Service Provider City of San Marcos

Applicable Utility Service Code(s) C

Comments/Conditions Extensive system improvement and line extension will be required

Signature of Water Utility Official: Tony Salazar

Title: Water Dept Manager Date: Dec 4, 2015

Name of Wastewater Service Provider City of San Marcos

Applicable Utility Service Code(s) C

OR, the use of either 1) _____ a private wastewater treatment system, or 2) _____ septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments/Conditions Improvements and line extensions required

Signature of City or County Wastewater Official: Loyal Juarez

Title: Wastewater Cell Mgr. Date 12-4-15

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of Telephone Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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- D. Need easement(s) within subject property

Name of Electric Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Electric Company Official _____

Title _____ Date _____

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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- D. Need easement(s) within subject property

Name of Gas Service Provider CenterPoint Energy

Applicable Utility Service Code(s) C

Comments/Conditions We will need to get a pre development agreement done with the developer in order to serve these two phases. Please have developer contact me to pursue this agreement.

Signature of Gas Company Official Devin Kleinfelder

Title Marketing Consultant Date December 7th 2015

FEE SCHEDULE

For Plats Located Inside/Outside of the City Limits	
Subdivision Minor Plat / Amending Plat	\$406 plus \$102 per acre (max \$1000)
Concept Plan	\$762 plus \$51 acre (max \$2000)
Preliminary Plat	\$762 plus \$51 acre (max \$2000)
Final Plat	\$1015 plus \$102 acre (max \$2500)
Replat, not administrative	\$762 plus \$51 acre (max \$2000)
Vacation of Previously Recorded Plat	\$153
Subdivision Variance Request	\$609
Cluster Development Plan	\$26 per acre (\$100 min / \$1500 max)
Technology Fee	\$11

STAFF USE ONLY:

Submittal Date: _____ 5 Business Days from Submittal: _____

Completeness Review By: _____ Date: _____

Contact Date for Supplemental Info: _____

Supplemental Info Received (required within 5 days of contact): _____

Application Returned to Applicant: _____

Application Accepted for Review: _____ Fee: _____

Comments Due to Applicant _____

Date for Plat Resubmittals _____

Date of Planning and Zoning Commission Meeting: _____