

# PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION



Updated: March, 2017

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

## CONTACT INFORMATION

|                             |  |                         |   |
|-----------------------------|--|-------------------------|---|
| Applicant's Name            | Dennis R. Rion, P.E                    | Property Owner          | Walton Texas LP                             |
| Applicant's Mailing Address | 2000 NW Loop 410 San Antonio, TX 78213 | Owner's Mailing Address | 9811 S. IH 35, Ste. 4-200, Austin, TX 78744 |
| Applicant's Phone #         | 210-375-9000                           | Owner's Phone #         |   |
| Applicant's Email           | DRion@Pape-Dawson.com                  | Owner's Email           | jvick@walton.com                            |

## PROPERTY INFORMATION

Proposed Subdivision Name: Centerpark, Unit 1

Subject Property Address or General Location: Centerpoint Rd. (Undeveloped Parcel), ~3000 FT East of IH-35

Acres: 23.354 Tax ID #: R 19162

Located in: ☒ City Limits ☐ Extraterritorial Jurisdiction (County) \_\_\_\_\_

## DESCRIPTION OF REQUEST

Type of Plat: ☒ Preliminary Subdivision Plat ☐ Replat ☐ Concept Plat

Proposed Number of Lots: 1 Proposed Land Use: Industrial

## 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 \$1,000 plus \$50 per acre Technology Fee \$11 MAXIMUM COST \$2,511\*  
Maximum Cost does not reflect specific / additional fees, as may be required for other plan review

Applicant's Signature: \_\_\_\_\_ Date: 6.12.17

Printed Name: DENNIS R. RION

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: \_\_\_\_\_ P&Z Meeting: \_\_\_\_\_

## 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: 6.12.17

Printed Name: DENNIS R. RION

## 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: 6.12.17

Printed Name: DENNIS R. RION

## 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.

## ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT

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

- ☐ Adequate service is currently available to the subject property
- ☐ Adequate service is not currently available, but arrangements have been made to provide it
- ☒ Adequate service is not currently available, and arrangements have not been made to provide it
- ☒ Easement(s) are needed within the subject property

Name of Electric Service Provider: Bluebonnet Electric Cooperative, Inc.

Applicable Utility Service Code(s): \_\_\_\_\_

Comments / Conditions: Additional easements maybe needed.

Signature of Electric Company Official: Rooney Gerik

Title: Sr. Project Coordinator Date: 6/8/2017

## GAS UTILITY SERVICE ACKNOWLEDGEMENT

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

- ☐ Adequate service ***is*** currently available to the subject property
- ☒ Adequate service ***is not*** currently available, but arrangements ***have*** been made to provide it
- ☐ Adequate service ***is not*** currently available, and arrangements ***have not*** been made to provide it
- ☐ Easement(s) are needed within the subject property

Name of Gas Service Provider: Devin Kleinfelder

Applicable Utility Service Code(s): \_\_\_\_\_

Comments / Conditions: Currently working with developer on gas supply to this site

Signature of Gas Company Official: *Devin Kleinfelder*

Title: Marketing Consultant Date: 6/8/2017

### TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT

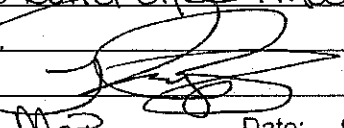
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- ☐ Easement(s) are needed within the subject property

Name of Telephone Service Provider: CenturyLink

Applicable Utility Service Code(s): \_\_\_\_\_

Comments / Conditions: Will require submission to CenturyLink's new build department for approval to build once final plot and paver drawing becomes available.

Signature of Telephone Company Official: 

Title: Engineering-Construction Mgr Date: 6/12/17

Gas Lamp Plot

### WATER UTILITY SERVICE ACKNOWLEDGEMENT

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

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- ☒ Adequate service is not currently available, and arrangements have not been made to provide it
- ☐ Easement(s) are needed within the subject property

Name of Water Service Provider: City of San Marcos

Applicable Utility Service Code(s): C

Comments / Conditions: \_\_\_\_\_

\_\_\_\_\_

Signature of Water Official: [Signature]

Title: Water Dist Manager Date: 6-8-17

## Zircon-Gas Lamp Arterial

### WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT

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

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- ☒ Adequate service is not currently available, and arrangements have not been made to provide it
- ☐ Easement(s) are needed within the subject property

Name of Wastewater Service Provider: City of San Marcos

Applicable Utility Service Code(s): \_\_\_\_\_

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: Pertinent wastewater collections infrastructure improvements  
to be completed by developer.

Signature of Wastewater Official: Floyd Juarez

Title: Wastewater Collections Manager Date: June 9, 2017



## Transmittal

TO: City of San Marcos

DATE: 6/9/2017

ATTN: Planning Department

PROJECT NO.: 11315-00

FROM: Juvencio Zamora

RE: Centerpark, Unit 1

| Quantity | Description        |
|----------|--------------------|
| 1        | Plat Application   |
| 1        | Check No. 120805   |
| 1        | Deed               |
| 1        | Tax Certificate    |
| 5        | Plats              |
| 1        | CD w/ copy of plat |
|          |                    |

*If enclosures are not as noted, kindly notify us at once.*

☐ For Approval

☐ For Your Use

☐ As Requested

☐ For Review and Comment

COMMENTS:

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

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2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 [www.Pape-Dawson.com](http://www.Pape-Dawson.com)





June 9, 2017

Mr. Tory Carpenter, CNU-A  
City of San Marcos  
630 E. Hopkins  
San Marcos, Texas 78666

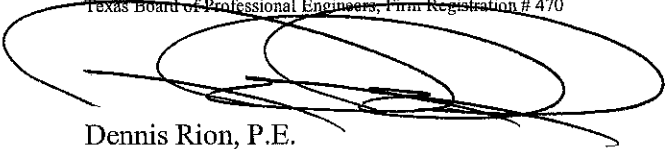
Re: Centerpark, Unit 1  
Preliminary Plat

We are providing the following statement in regards to the above-referenced project submitted to the City of San Marcos on June 12, 2017:

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 unless plat comments are satisfactorily addressed by the resubmittal deadline. I voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date per Section 1.6.1.4 of the Land Development Code and Section 212.009 of the Texas Local Government Code.

Please contact me if you have any questions or need additional information concerning this letter.

Sincerely,  
Pape-Dawson Engineers, Inc.  
Texas Board of Professional Engineers, Firm Registration # 470



Dennis Rion, P.E.  
Executive Vice President

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