

PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION



Updated: September, 2017

Case # PC-____-____-____

CONTACT INFORMATION

Applicant's Name	Jennifer Paisley, P.E., LEED AP	Property Owner	Lazy Oaks Ranch, LP
Applicant's Mailing Address	7401B Hwy. 71 W., Ste. 160, Austin, TX 78735	Owner's Mailing Address	303 Colorado St., Ste. 2300, Austin, TX 78701
Applicant's Phone #	512-583-2600	Owner's Phone #	512-457-8000
Applicant's Email	jpaisley@doucetengineers.com	Owner's Email	dougg@nd-austin.com

PROPERTY INFORMATION

Proposed Subdivision Name: La Cima Phase II

Subject Property Address or General Location: Centerpoint Rd.

Acres: 89.42 Tax ID #: R 18169, R143368

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

DESCRIPTION OF REQUEST

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

Proposed Number of Lots: 255 Proposed Land Use: SF Residential, Amenity Center

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

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: _____ P&Z Meeting: _____

APPLY ONLINE – 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: Jennifer Paisley Date: 4/18/18

Printed Name: Jennifer Paisley, P.E., LEED AP

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: Jennifer Paisley Date: 4/18/18

Printed Name: Jennifer Paisley, P.E., LEED AP

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 31st 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.

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Land 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 is the responsibility of the applicant to periodically check the sign locations to verify that the signs remain in place until final action is taken on the application and have not been vandalized or removed until after such final decision or when such application is withdrawn by the applicant. It is the responsibility of the applicant to immediately notify the Planning and Development Services Department of missing or defective signs.***
- 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 \$85 plus an \$11 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 \$85 plus an \$11 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: 4/18/18

Print Name: _____

Jennifer Paisley, P.E., LEED AP

To be completed by Staff:

Case # _____ - _____ - _____

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, Bryan Lee, Manager of Lazy Oak Ranch, LP (owner) acknowledge that I am the rightful owner of the property located at Centerpoint Rd. (address).

I hereby authorize Jennifer Paisley, P.E., LEED AP
(Doucet & Associates, Inc.) (agent name) to serve as my agent to file this application for Preliminary Plat (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner:

Bryan Lee

Date:

4/10/18

Printed Name: Bryan Lee, Manager

Signature of Agent:

Jennifer Paisley

Date:

4/18/2018

Printed Name: Jennifer Paisley, P.E., LEED AP

To be completed by Staff:

Case # _____

LA Line Phase 2

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:

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

Name of Electric Service Provider: Pedernales Electric Cooperative

Applicable Utility Service Code(s): A, D

Comments / Conditions: EASEMENTS FOR ELECTRIC SERVICE WILL BE
NEGOTIATED DURING APPLICATION & CONSTRUCTION PLANNING
PROCESS.

Signature of Electric Company Official: [Signature]

Title: DESIGNER Date: 3/20/18

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:

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

Name of Gas Service Provider: Centerpoint Energy

Applicable Utility Service Code(s): A

Comments / Conditions: _____

Signature of Gas Company Official: Wendy Jenschke

Title: Operations Supervisor - San Marcos Area Date: 3/19/18

TELEPHONE 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:

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

Name of Telephone Service Provider: Charter Communications

Applicable Utility Service Code(s): B

Comments / Conditions: _____

Signature of Telephone Company Official: Kevin J. Rooney

Title: Construction Supervisor Date: 03/23/18

La Cima

WATER 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. Easement(s) are needed within the subject property

Name of Water Service Provider: City of San Marcos

Applicable Utility Service Code(s): B

Comments / Conditions: water line extensions are under construction

Signature of Water Official: Tony Salinas

Title: Water Dist Manager Date: 3-19-18

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:

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

Name of Wastewater Service Provider: City of San Marcos

Applicable Utility Service Code(s): B

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: All wastewater infrastructure to be constructed by developer.

Signature of Wastewater Official: *Deloyl Jones*

Title: Wastewater Collections manager

Date: 3-21-18

March 21, 2018

Authority Having Jurisdiction (AHJ)

RE: Agent Authorization for La Cima Phase 2

Doucet & Associates, Inc. is authorized to act as Agents for Lazy Oaks Ranch, LP, owner of the 102.8 acres of land per deed Volume 3772 Pg. 232-248, Official Public Records of Hays County, Texas, project is locally known as the proposed La Cima Phase 2 with regard to coordinating, submitting and processing the Preliminary Plat, Watershed Protection Plan Phase 2, Public Improvement Construction Plans, Final Plats, Site Preparation Permits and all other applications as necessary to complete the site plan approval process with the various Authorities Having Jurisdiction.

If you should have any questions, please contact me per the information provided on the applications submitted to each jurisdictional authority.

Lazy Oaks Ranch, L.P.

By:



Signed by



Printed Name and Title