

PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION

Updated: March, 2017

Case # PC-____-____-____



CONTACT INFORMATION

Applicant's Name	Pape-Dawson Engineers, Inc.	Property Owner	Continental Homes of Texas LP
Applicant's Mailing Address	2000 NW Loop 410 San Antonio, TX 78213	Owner's Mailing Address	210 West Hutchinson St. San Marcos, TX 78666
Applicant's Phone #	(210) 375-9000	Owner's Phone #	(512) 805-3600
Applicant's Email	jperez@pape-dawson.com	Owner's Email	rdaigle@drhorton.com

PROPERTY INFORMATION

Proposed Subdivision Name: Cottonwood Creek Phase 3 Units 4 and 5

Subject Property Address or General Location: SE corner of Rattler Rd & Hwy 123

Acres: 29.413 Tax ID #: R 14310

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

DESCRIPTION OF REQUEST

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

Proposed Number of Lots: 132 Proposed Land Use: Single-family residential

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: [Signature] Date: 3-29-18

Printed Name: Dennis R. Rion, P.E.

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: Robert Daigle

Date: 3/23/18

Printed Name: Robert Daigle

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: Dennis R. Rion

Date: 3-28-18

Printed Name: Dennis R. Rion, P.E.

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.

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, Robert Daigle (owner) acknowledge that I am the rightful owner of the property located at SE corner of Rattler Rd & Hwy 123 (address).

I hereby authorize Dennis R. Rion, P.E. (agent name) to serve as my agent to file this application for Preliminary Subdivision Plat (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner:  Date: 3/23/18

Printed Name: Robert Daigle

Signature of Agent:  Date: 3-28-18

Printed Name: Dennis R. Rion, P.E.

To be completed by Staff: Case # _____

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: Centerpoint Energy

Applicable Utility Service Code(s): A

Comments / Conditions: _____

Signature of Gas Company Official: *Devin Kleinfelder*

Title: Marketing Consultant Date: 3/21/2018



Date 03/27/2018

Zoe Jasso
Pape-Dawson Engineers, Inc.
2000 NW Loop 410
San Antonio, TX 78213

Property address ("Property"): Cottonwood Creek, San Marcos, TX 78666

Re: Cottonwood Creek Phase 3 Units 4 & 5 Utility Service Acknowledgements

Thank you for your interest in receiving Charter service. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and will need the following information from you:

- Exact site address and legal description
- Is this an existing building or new construction?
- Site plans, blue prints, plat maps or any similar data
- The location of any existing utilities or utility easements
- _____

Please forward this information to Tony Womack. Upon receipt, a Charter representative will be assigned to you to work through the process. Ultimately, a mutually acceptable service agreement for the Property will be required and your cooperation in the process is appreciated.

Sincerely,

Tony Womack
Construction Coordinator

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT

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- ☐ 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

Applicable Utility Service Code(s): _____

Comments / Conditions: Additional easements maybe required.

Signature of Electric Company Official: Rodney Gerik

Title: Sr. Project Coordinator Date: 4/2/2018

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): _____

Comments / Conditions: _____

Signature of Water Official: Tony Slavin

Title: Water Dept Date: 4-2-18

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:

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- ☒ 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 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: All wastewater mains and services required, to be installed by
Developer.

Signature of Wastewater Official: 

Title: Wastewater Collections Manager Date: March 29, 2018