

PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION

Updated: October, 2018

Case # PC-____-____-____



CONTACT INFORMATION

Applicant's Name	PAPE-DAWSON ENGINEERS, INC.	Property Owner	CARMA PASO ROBLES, LLC
Applicant's Mailing Address	10801 N MOPAC EXPY BLDG 3, STE 200 AUSTIN, TX 78759	Owner's Mailing Address	11501 ALTERRA PKWY STE 100 AUSTIN, TX 78758
Applicant's Phone #	(512) 454-8711	Owner's Phone #	(512) 391-1330
Applicant's Email	SCRAUFORD@PAPE-DAWSON.COM	Owner's Email	JESSICA.KING@BROOKFIELDROP.COM

PROPERTY INFORMATION

Proposed Subdivision Name: PASO ROBLES (KISSING TREE) - PHASE 4B

Subject Property Address or General Location: NORTHWEST OF THE INTERSECTION OF HUNTER RD AND CENTERPOINT RD

Acres: 38.18 Tax ID #: R 18824, R13086, R13082, R147699, R18826, R16075, R134280

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

DESCRIPTION OF REQUEST

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

Proposed Number of Lots: 136 Proposed Land Use: SINGLE FAMILY RESIDENTIAL

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$1,030 plus \$100 per acre Technology Fee \$12 MAXIMUM COST \$2,512*

*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.

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:  Date: 1/9/19

Printed Name: Steve Crauford, P.E.

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: 1/9/19

Printed Name: Steve Crauford, P.E.

RECORDATION REQUIREMENTS***

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: \$ _____
- ☐ Tax Certificate, printed within 30 days of recordation date (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.

PROPERTY OWNER AUTHORIZATION

I, Jessica King (owner) acknowledge that I am the rightful owner of the property located at Northwest of the intersection of Hunter Rd and Centerpoint Rd (address).

I hereby authorize Steve Crauford, P.E. (agent name) to file this application for Preliminary Plat (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: _____

Date: 12/21/18

Printed Name: Jessica King

Signature of Agent: _____

Date: 1/7/19

Printed Name: Steve Crauford, P.E.

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

The City of San Marcos 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 shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- 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 \$88 plus an \$12 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 \$88 plus a \$12 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: _____

Print Name: _____

STEVE CRANFORD

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: Devin Kleinfelder

Title: Senior Marketing Consultant Date: 1/7/2019

KISSING TREE - PHASE 4B

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, Inc.

Applicable Utility Service Code(s): A

Comments / Conditions: _____

Signature of Electric Company Official: 

Title: Electric Distribution Designer Date: 01-08-19

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): 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: _____

Wastewater utilities to be installed by development.

Signature of Wastewater Official: Lloyd Juarez

Title: Wastewater Collections Manager Date: January 4, 2019

Kissing Tree Phase 4

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:

- 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: _____

Signature of Water Official: _____

Title: Water Dept Manager

Date: 1-4-2019

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: CenturyLink

Applicable Utility Service Code(s): T125

Comments / Conditions: The property lies within our serving area. CenturyLink anticipates it will be able to furnish data & telephone services requested in the manner prescribed by our rules & regulations.

All new developments will be evaluated based on our anticipated ROI & positive economic impact

Signature of Telephone Company Official: Jason F Spruill

Title: Engineer Date: 1/7/19