

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2018

Case # PC-____-____-____



CONTACT INFORMATION

Applicant's Name	Doucet & Associates, Inc.	Property Owner	LCSM PH 2, LLC
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, Section B

Subject Property Address or General Location: Central Park Loop

Acres: 55.84 Tax ID #: R 18169, R143368

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

DESCRIPTION OF REQUEST

Type of Plat: ☒ Final Subdivision Plat

☐ Final Development Plat

Current Number of Lots: 1

Current Land Use: Vacant

Proposed Number of Lots: 120

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 \$1,288 plus \$100 per acre

Technology Fee \$12

MAXIMUM COST \$2,512

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: 5/23/19

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: _____

Date: 5/23/19

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

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.

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, Bryan Lee, Manager of LCSM PH 2, LLC (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 Final Plat (permit type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner



Date: 2/13/19

Printed Name: Bryan Lee, Manager

Signature of Agent



Date: 2/14/2019

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

To be completed by Staff:

Permit # _____

February 12, 2019

Authority Having Jurisdiction (AHJ)

RE: Agent Authorization for La Cima Phase 2

Doucet & Associates, Inc. is authorized to act as Agents for LCSM PH. 2, LLC, owner of the 89.7 acres of land per deed Instrument #18022545, 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.

LCSM PH. 2, LLC, a Texas limited liability company

By:



Bryan W. Lee, Manager

LA Loma 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: Pedemales 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: 

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
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- 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 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: water line extensions are under construction

Signature of Water Official: Tony Salencia

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:

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- 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: L. David Jones

Title: Wastewater Collections manager

Date: 3-21-18