

# FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION FORM

Updated: March, 2018

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



## CONTACT INFORMATION

Applicant's Name	Charles Hager, P.E.	Property Owner	D.R. Horton, Inc.
Applicant's Mailing Address	5316 Highway 290 West, Suite 150 Austin, Texas	Owner's Mailing Address	210 West Hutchinson Street San Marcos, Texas
Applicant's Phone #	512-439-4700	Owner's Phone #	512-805-3600
Applicant's Email	chager@lja.com	Owner's Email	DJBrouillette@drhorton.com

## PROPERTY INFORMATION

Proposed Subdivision Name: D.R. Horton Office at McCarty Commons

Subject Property Address or General Location: Along Eastbound McCarty Lane Across From Leah Avenue

Acres: 6.622-AC Tax ID #: R 18947

Located in:  City Limits  Extraterritorial Jurisdiction (County)

## DESCRIPTION OF REQUEST

Type of Plat:  Final Subdivision Plat  Final Development Plat

Current Number of Lots: n/a Current Land Use: AGRICULTURAL

Proposed Number of Lots: 1 Proposed Land Use: COMMERCIAL

## 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 \$1,250 plus \$100 per acre Technology Fee \$11 **MAXIMUM COST \$2,511**

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/](http://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: CR Hager Date: 10-2-2018

Printed Name: CHARLES R. HAGER V, 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: CR Hager Date: 10-2-2018

Printed Name: CHARLES R. HAGER V, 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 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.

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, DAN BROUILLETTE, DR HORTON (owner) acknowledge that I am the rightful owner of the property located at and along Eastbound McCarty Lane Across From Leah Avenue (address).

I hereby authorize LJA ENGINEERING, INC. (agent name) to serve as my agent to file this application for FINAL PLAT (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner:  Date: 9/25/18

Printed Name: Dan Brouillette

Signature of Agent:  Date: 10-2-2018

Printed Name: CHARLES R. HAGER V, P.E.

To be completed by Staff: Case # \_\_\_\_\_

## 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): See above for marked service availability.

Comments / Conditions: Additional easements might be needed.

Signature of Electric Company Official: Rodney Gerik

Title: Sr. Project Coordinator Date: April 12, 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: CenterPoint Energy

Applicable Utility Service Code(s): A

Comments / Conditions: We have facilities near this project and are capable of serving any commercial or residential loads.  
industrial or manufacturing loads may require system upgrades

Signature of Gas Company Official: Devin Kleinfelder

Title: Marketing Consultant Date: 4/17/2017

## 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:

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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 Telephone Service Provider: Charter Communications

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

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

\_\_\_\_\_

Signature of Telephone Company Official: Kevin J. Rooney

Title: Construction Supervisor Date: 05/31/17

McCarty Commons

### 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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Name of Water Service Provider: CITY OF SAN MARCOS

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

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

Signature of Water Official: 

Title: Water Dist Manager Date: 4-11-17

## 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): A

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: Main line extension(s) and service line install(s) required to reach closest main available to serve subject property listed as McCarty Commons Tract.

Required extensions or improvements to be constructed by developer.

Signature of Wastewater Official: Lloyd Juarez

Title: Wastewater Collections Manager

Date: April 13, 2017