

SUBDIVISION MINOR / AMENDING PLAT, APPLICATION

Updated: September, 2017

Case # PC- 18 - 07 - 04



CONTACT INFORMATION

Applicant's Name		Property Owner	Hartman & Associates, Inc
Applicant's Mailing Address		Owner's Mailing Address	3345 Ree Cave Road, Ste 205, West Lake Hills, Tx 78746
Applicant's Phone #		Owner's Phone #	512 399 9771
Applicant's Email		Owner's Email	DMHARTMAN@HARTMAN-LLC.COM

PROPERTY INFORMATION

Proposed/Current Subdivision Name: Thermon Industrial Park No. 2, Unit No. 1, Lot 2 Blk 2

Subject Property Address or General Location: S IH 35

Acres: 6.08 Tax ID #: R 45650

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

DESCRIPTION OF REQUEST

Type of Plat: ☒ Minor Subdivision Plat ☐ Amending Plat

Current Number of Lots: 1 Current Land Use: vacant - Commercial

Proposed Number of Lots: 2 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 \$500 plus \$100 per acre Technology Fee \$11 MAXIMUM COST \$1,011

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: _____ Approval: _____

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

CHECKLIST FOR MINOR / AMENDING PLAT APPLICATION

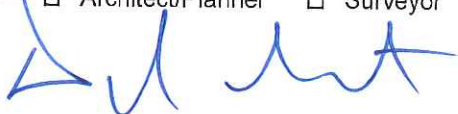
Items Required for Complete Submittal		Staff Verification & Comments	
<input checked="" type="checkbox"/>	Pre-application conference with staff is recommended Please call 512-393-8230 to schedule	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Completed Application for Subdivision Minor / Amending Plat	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Legislative Requirements Complete (i.e. zoning, land use, etc.)	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Proof of record of ownership	<input type="checkbox"/>	<i>Recorded deed</i>
<input checked="" type="checkbox"/>	Certificate of no tax delinquency	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Names and addresses of property lien-holders (if applicable)	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Watershed Protection Plan, where applicable (must be approved prior to plat approval)	<input type="checkbox"/>	can be submitted concurrently
<input checked="" type="checkbox"/>	Additional Acknowledgements (see following pages)	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Agent's authorization to represent the property owner	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Application Filing Fee \$500 + \$100 per acre (\$1,000 max) Technology Fee \$11	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	1 digital and 5 18x24 hard copies of plat	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	For Amending Plats:: <ul style="list-style-type: none"> Detailed description of the purposes and circumstances that warrant change of the recorded plat identifying all lots, easements or improvements affected by the proposed change 	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Subdivision plat with the following: <ul style="list-style-type: none"> Minimum scale 1"= 200' Final layout prepared by a registered engineer or surveyor Vicinity map Scale and north arrow for plat and location map. Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries Location, dimension, name and description of all existing/recorded streets, alleys, reservations, easements, railroad rights of way, etc. within subdivision, intersecting or contiguous with boundaries for forming boundaries. Location, dimension, name and description of all proposed streets, alleys, reservations, easements, proposed ROW's within subdivision, intersecting or contiguous with boundaries for forming boundaries. Bearings and distances sufficient to locate the exact area proposed for the subdivision. All survey monuments including any required concrete monuments. 	<input type="checkbox"/>	

- The length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves (may be placed in a table).
- Accurate reference ties via courses and distances to at least one recognized abstract or survey corner, or existing subdivision corner.
- Accurate reference tie to City of San Marcos Benchmark. Control point data is located at the following link: <http://www.ci.san-marcos.tx.us/modules/showdocument.aspx?documentid=4784>
- Name, location and recording information of all adjacent subdivisions or property owners.
- Location of all existing property lines, existing lot and block numbers and date recorded, parks, public areas, and easements of record with recording information.
- Proposed arrangement and square footage of lots and proposed use.
- Sites to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities and amenities if applicable.
- Copies of proposed deed restrictions or covenants for any proposed access, maintenance or private easements.
- A note declaring sidewalks are required.
- A note stating whether or not the subdivision falls within the 100-year floodplain and if so, the engineer's statement of the minimum permissible floor elevation that will protect the improvements from flooding or high waters.
- Notes declaring whether the land falls within designated watersheds, Edward's Aquifer recharge or contributing zones and/or San Marcos River Corridor.
- Standard legend for interpretation of points and lines.
- Title block with name of proposed subdivision; contact information for owner/s and land planner, licensed engineer, or RPLS; scale; date of preparation; north arrow; and location of property according to abstract or survey records
- Preamble (also referred to as Owner's Acknowledgement and Dedication) with owner(s) name(s) and title (s), acreage of area to be platted as described in Public Records, and proposed subdivision name exactly as in title block.
- Owner(s) signature block with notary block.
- Certificate of approval by the Planning and Zoning Commission with signature lines for the Chair, Director of Development Services, Director of CIP and Engineering, and Recording Secretary.
- Surveyor statement and signature block with seal.
- Engineer statement and signature block. Required for all plats where new streets are being proposed or there is floodplain as per FEMA or other drainage easements required on or off site of the property.
- Certificate of recording block for County Clerk.

Additional information may be required at the request of the Department

I hereby certify and attest that this application and all required documentation is complete and accurate. I hereby submit this application and attachments for review by the City of San Marcos.

Type Name: Hartman & Associates, Inc. Date: 12/14/17
Douglas Hartman, President
☐ Engineer ☐ Architect/Planner ☐ Surveyor ☒ Owner ☐ Agent



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: 12/14/17

Printed Name: Hartman & Associates, Inc.
Douglas Hartman, President

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: 12/14/17

Printed Name: Hartman & Associates, Inc.
Douglas Hartman, President

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, Hartman & Assoc. Inc (owner) acknowledge that I am the rightful owner of the property located at 114 35 South - Lot 2 - Bk 2, The Green End. Park (address).

I hereby authorize Byron & Assoc Inc (agent name) to serve as my agent to file this application for a Minor Plat (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner:



Date: 12/14/17

Printed Name: Hartman & Associates, Inc.
Douglas Hartman, President

Signature of Agent:



Date: 12-14-17

Printed Name:

DAVID C. WILLIAMSON

To be completed by Staff:

Case # _____

Lot 2-A & 2-B Therman Industrial Park

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:

- ☒ 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 Water Service Provider: City of San Marcos

Applicable Utility Service Code(s): _____

Comments / Conditions: A 20' easement is needed along Barnes St property line to accommodate existing water main

Signature of Water Official: Tony Salas

Title: Water Dist Manager Date: Dec 14, 2017

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:

- ☐ 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 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: Require a 15' wastewater easement across the frontage of both properties.

Easement required for maintenance. No less than 6" taps and service lines for each parcel. Actual size will be based on flow
calculations provided by developments engineer. Installation of services to be performed by developer,

Signature of Wastewater Official: 

Title: Wastewater Collections Manager

Date: December 27, 2017

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: SAN MARCOS ELECTRIC UTILITY

Applicable Utility Service Code(s): C

Comments / Conditions: EASEMENTS WILL BE NEEDED UPON THE DEVELOPMENT OF THIS PROPERTY(S)

Signature of Electric Company Official: Wanda Nunez

Title: ELECTRICAL ENGINEERING TECH. Date: 12/13/17

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: Wendy Janschka

Title: Operations Supervisor Date: 12/26/2017



December 15, 2017
David Williamson
Byrn & Associates, Inc
PO Box 1433
San Marcos, Texas 78666
(o) 512.396.2270
dw.bym@gmail.com

SUBJECT PROPERTY: Project Site located near Thermon Industrial Park and IH-35
in San Marcos, Tx

David,

The above referenced property lies within the area legally served by CenturyLink Telephone. CenturyLink anticipates it will be able to furnish telephone and data services requested in the manner prescribed by CenturyLink Rules and Regulations, as they exist. All new developments will be evaluated based on our anticipated return on investment. Actual construction will be approved based on a positive economic and ROI model.

Please have the building contractor contact me regarding plans for telephone facilities and conduit routing when they are ready to begin this project. Any temporary telephone service to contractors' construction trailers, at this site, is 100% billable and to be paid prior to construction of any lines. Contractors will need to call the business office at 1 800-786-6272 to establish service and notify me with an order number for a cost estimate.

If you have any other questions, please feel free to call me.

Sincerely,

Joshua Taylor

Joshua Taylor
CenturyLink Network Engineer II
120 W MLK
San Marcos, Tx
Ofc 512-754-5662
Email Joshua.Taylor1@centurylink.com