

PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION

Updated: March, 2018

Case # PC-____-____-____



CONTACT INFORMATION

Applicant's Name	Danny Miller, P.E.	Property Owner	SLF II- McCarty, LP
Applicant's Mailing Address	5316 Highway 290 West, Ste 150 Austin, Texas	Owner's Mailing Address	5949 Sherry Lane Ste 1750 Dallas, Texas
Applicant's Phone #	512-439-4700	Owner's Phone #	214-368-9191
Applicant's Email	dmiller@lja.com	Owner's Email	bhietbrink@stratfordland.com

PROPERTY INFORMATION

Proposed Subdivision Name: McCarty Commons Commercial Development - Phase 1

Subject Property Address or General Location: Along the SE boundary of IH-35 & McCarty Lane

Acres: 36.18 AC. Tax ID #: R 18947

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

DESCRIPTION OF REQUEST

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

Proposed Number of Lots: 11 Lots, 80' ROW, 1 Pvt Drive 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 \$1,000 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

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/

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 Preliminary Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: S. Danny Miller

Date: 6-15-18

Printed Name: S. Danny Miller 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: S. Danny Miller

Date: 6-15-18

Printed Name: S. Danny Miller 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, Mark Westerburg (owner) acknowledge that I am the rightful owner of the property located at and along the SE boundary of IH-35 and McCarty Lane (address).

I hereby authorize LJA ENGINEERING, INC. (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: see Signature Addendum attached Date: _____

Printed Name: _____

Signature of Agent:  Date: 6-15-18

Printed Name: S. Danny Miller P.E.


To be completed by Staff: Case # _____

**Signature Addendum to Preliminary Subdivision Plat,
Replat or Concept Plat Application
McCarty Commons Commercial Development – Phase 1**

SLF II – McCARTY, L.P.
a Texas limited partnership

By: The Stratford Company, L.P.,
a Texas limited partnership,
its General Partner

By: Stratford Management, Inc.,
a Texas corporation,
its General Partner

By: 
Name: Mark Westerburg
Title: Vice President

Date: May 31, 2018

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

The City of San Marcos Land 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 is the responsibility of the applicant to periodically check the sign locations to verify that the signs remain in place until final action is taken on the application and have not been vandalized or removed until after such final decision or when such application is withdrawn by the applicant. It is the responsibility of the applicant to immediately notify the Planning and Development Services Department of missing or defective signs.***
- 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 \$85 plus an \$11 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 \$85 plus an \$11 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: _____

6-15-18

Print Name: S. Danny Miller 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:

- ☒ 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 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:

- ☒ 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: _____

Signature of Water Official: Tony Selva

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:

- ☒ 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): 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