

PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION

Updated: October, 2018

Case # PC-____-____-____



CONTACT INFORMATION

Applicant's Name	BGE, Inc.	Property Owner	Forestar (USA) Real Estate Group, Inc
Applicant's Mailing Address	7330 San Pedro Ave, Suite 202, San Antonio, TX 78216	Owner's Mailing Address	10700 Pecan Park Blvd., Suite 150, Austin, TX 78750
Applicant's Phone #	210-581-3643	Owner's Phone #	817-769-1875
Applicant's Email	ANeumann@bgeinc.com	Owner's Email	JohnMaberry@forestar.com

PROPERTY INFORMATION

Proposed Subdivision Name: Millbrook Park Phase 2

Subject Property Address or General Location: South of McCarty Lane, 3000 feet East of intersection IH35,
(IH 35 East Side, San Marcos, TX 78666)

Acres: 32.10

Tax ID #: R_ 167928

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

DESCRIPTION OF REQUEST

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

Proposed Number of Lots: 126 **Proposed Land Use:** PD-CC-PH/ZL

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 _____ does not require a Subdivision Improvement Agreement

Signature of Applicant: _____

Date: 02/20/2020

Printed Name: _____

Aaron Neumann, 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: 2/7/2020

Printed Name: _____

John Maberry

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, Forestar (USA) Real Estate Group, Inc (owner) acknowledge that I am the rightful owner of the property located at South of McCarty Lane, 3000 feet East of intersection IH35 (address).

I hereby authorize BGE, Inc. (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: 2/7/2020

Printed Name: _____

John Maberry

Signature of Agent: _____

Date: 2/20/2020

Printed Name: _____

Aaron Neumann, 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: John Maberry

Date: 2/7/2020

Print Name: John Maberry

GAS UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: _____

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: _____

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Gas Company Official: _____

Title: _____ Date: _____



12/26/2019

Stacy Mullholland
BGE, INC
7330 San Pedro Ave, ste 202, San Antonio, TX 78216

Millbrook Park Phase 2

Re:

Thank you for your interest in receiving Charter service. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and will need the following information from you:

- Exact site address and legal description
- Is this an existing building or new construction?
- Site plans, blue prints, plat maps or any similar data
- The location of any existing utilities or utility easements
- _____

Please forward this information to Ryan Lovelace. Upon receipt, a Charter representative will be assigned to you to work through the process. Ultimately, a mutually acceptable service agreement for the Property will be required and your cooperation in the process is appreciated.

Sincerely,

Ryan Lovelace
Construction Coordinator

WATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Millbrook Park Phase 2

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: Tony John

Title: Water Dist Manager Date: 1-8-2020

WATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Millbrook Park Phase 2

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: Tony John

Title: Water Dist Manager Date: 1-8-2020

TRAFFIC IMPACT ANALYSIS THRESHOLD WORKSHEET

Updated: February, 2019

Permit # _____



CONTACT INFORMATION

Applicant's Name	BGE, Inc.	Property Owner	Forestar (USA) Real Estate Group, Inc
Applicant's Mailing Address	7330 San Pedro Ave, Suite 202, San Antonio, TX 78216	Owner's Mailing Address	10700 Pecan Park Blvd., Suite 150, Austin, TX 78750
Applicant's Phone #	210-581-3643	Owner's Phone #	817-769-1875
Applicant's Email	ANeumann@bgeinc.com	Owner's Email	JohnMaberry@forestar.com

Applicant = person or business responsible for construction. Owner = person or legal entity currently holding the title to the property.

PROPERTY INFORMATION

Project / Development Name: Millbrook Park Phase 2

Subject Property Address: South of McCarty Lane, 3000 feet East of intersection IH35, (IH 35 East Side, San Marcos, TX 78666)

Legal Description: Lot _____ Block _____ Subdivision C-SM-CBEM

Existing Land Use: Vacant Existing Zoning District: PD-CC

DESCRIPTION OF REQUEST

Proposed Land Use: Residential Proposed Zoning District: PD-CC-PH/ZL

Accompanying Application Type: ☐ Zoning ☐ PDD ☐ Concept Plan ☒ Preliminary Plat
☐ Final Plat ☐ Other (specify): _____ Original or Subsequent Submittal? _____

AUTHORIZATION

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.

Filing Fee \$ 118 Technology Fee \$ 13 **TOTAL FEE \$ 131**

Applicant's Signature: John Maberry Date: 2/7/2020

Printed Name: John Maberry

☐ Engineer ☐ Architect/Planner ☐ Surveyor ☐ Owner ☐ Agent

To be completed by Staff:

_____ A traffic impact analysis IS required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study. A traffic impact analysis is required due to the following:

_____ The proposed addition of more than 300 vehicle trips per day on a residential street.

_____ The proposed addition of more than 2,000 vehicle trips per day on a non-residential street.

_____ The creation of 200 or more dwelling units on a non-residential street.

_____ Proposed non-residential streets not appearing on the City's adopted Thoroughfare Plan.

_____ A traffic impact analysis is NOT required. The traffic generated by the proposed development does not meet or exceed any of the thresholds listed above.

_____ The traffic impact analysis has been waived for the following reason(s): _____

Reviewed by: _____ Date: _____

CHECKLIST FOR TRAFFIC IMPACT ANALYSIS THRESHOLD WORKSHEET

Items Required for Complete Submittal		Staff Verification & Comments	
<input checked="" type="checkbox"/>	Completed Application for Traffic Impact Analysis Threshold Worksheet	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Completed Accompanying Application with all required documentation	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Completed Traffic Impact Table (below)	<input type="checkbox"/>	
Additional information may be required at the request of the Department			

TRAFFIC IMPACT				
ITE CODE	LAND USE	UNITS (of measure)	Trip Rate per Unit	Generated Trips
210	Single- Family Detached Housing	126 DU (dwelling unit)	9.44	1190
TOTAL NUMBER OF TRIPS				
Note: the use of the latest ITE Trip Generation Manual rates is required. ITE – Institute of Transportation Engineers, <i>Trip Generation, 10th Edition</i> , 1627 Eye Street, NW, Suite 600, Washington, DC 20006; 202-785-0060				

Issue Date : 2/25/2020

TAX CERTIFICATE

Jenifer OKane Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail

San Marcos, TX 78666

Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2019

Entities to which this certificate applies:RSP - Special Road Dist
GHA - Hays CountySSM - San Marcos CISD
YCI - York Creek Improvement District
CSM - City Of San Marcos**Property Information**

Property ID : 10-0474-0025-00000-3

Quick-Ref ID : R18947

Value Information

	Land HS	:	\$0.00
IH 35 EAST SIDE SAN	Land NHS	:	\$0.00
MARCOS, TX 78666	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
A0474 CYRUS WICKSON	Ag Mkt	:	\$8,643,210.00
SURVEY & A0230	Ag Use	:	\$27,690.00
NATHANIEL HUBBARD	Tim Mkt	:	\$0.00
SURVEY, ACRES 161.318	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$27,690.00

Owner Information

Owner ID : O0256530

SLF II- MCCARTY LP
% THE STRATFORD CO LP
5949 SHERRY LN STE 800
DALLAS, TX 75225-8004

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2019	363.82	0.00	0.00	0.00	0.00
RSP	2019	9.36	0.00	0.00	0.00	0.00
YCI	2019	1.33	0.00	0.00	0.00	0.00
GHA	2019	107.96	0.00	0.00	0.00	0.00
CSM	2019	169.99	0.00	0.00	0.00	0.00

Total for current bills if paid by 2/29/2020 : \$0.00
Total due on all bills 2/29/2020 : \$0.00

2019 taxes paid for entity SSM \$363.82
 2019 taxes paid for entity RSP \$9.36
 2019 taxes paid for entity YCI \$1.33
 2019 taxes paid for entity GHA \$107.96
 2019 taxes paid for entity CSM \$169.99

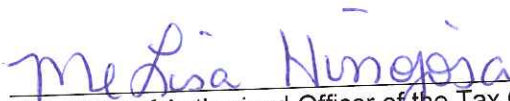
2019 Total Taxes Paid : \$652.46**Date of Last Payment : 01/31/20****Property Fees**

Charge	Paid	TOTAL
10.00	0.00	10.00

Tax Certificate Fee

Total due on all property fees : \$10.00

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.]

 Signature of Authorized Officer of the Tax Office	Date of Issue	: 02/25/2020
	Requestor	: SLF II- MCCARTY LP
	Receipt	: SM-2020-1253319
	Fee Paid	: \$10.00
	Payer	: STACY S MULHOLLAND