

PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION



Updated: March, 2017

Case # PC- 17-38-02

CONTACT INFORMATION

Applicant's Name	NICHOLAS SANDLIN	Property Owner	KYLE THREE PARTNERS LLP
Applicant's Mailing Address	2401 DOUBLE CREEK DR STE 200 ROUND ROCK, TX 78661	Owner's Mailing Address	3736 BEECAVES RD. #11-122 AUSTIN, TX 78746
Applicant's Phone #	512-994-2237	Owner's Phone #	N/A
Applicant's Email	NSANDLIN@BINKLEYBARFIELD.COM	Owner's Email	JOE@STAFFORDCOMPANY.COM

PROPERTY INFORMATION

Proposed Subdivision Name: SUNSET OAKS SUBDIVISION

Subject Property Address or General Location: 3499 YARRINGTON NW CORNER HWY 21 & YARRINGTON (2015)

Acres: 199.187 + 305 AC = 504.187 AC Tax ID #: R 14906 & R 14904

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

DESCRIPTION OF REQUEST

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

Proposed Number of Lots: _____ Proposed Land Use: SINGLE FAMILY (ETD)

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

Applicant's Signature: Nick Sandlin Date: 7/27/2017

Printed Name: NICHOLAS SANDLIN, P.E.

To be completed by Staff: Date Submitted: 7/28/17 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: _____

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: Nicholas Sandlin Date: 7/27/2017

Printed Name: NICHOLAS SANDLIN, 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: Nicholas Sandlin Date: 7/27/2017

Printed Name: NICHOLAS SANDLIN, 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.

SAN MARCOS 530 - YARRINGTON ROAD at HW 421 - PRELIMINARY PLAT

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: FEDERNALES ELECTRIC COOPERATIVE, INC.

Applicable Utility Service Code(s): A, D

Comments / Conditions: _____

Signature of Electric Company Official: [Signature]

Title: REALTY SPECIALIST, SR.

Date: 7/20/17

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
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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 Gas Service Provider: CenterPoint Energy

Applicable Utility Service Code(s): _____

Comments / Conditions: We currently do not have facilities in the area, but would be interested in providing service to the community. More information would be needed to asses what it would take to provide natural gas to the site. Please provide lot count, master plan and proposed timelines for the project.

Signature of Gas Company Official: Devin Kleinfelder

Title: Marketing Consultant

Date: 7/21/2017

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:

Sunset Oaks

- ☐ 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: _____

Applicable Utility Service Code(s): _____

Comments / Conditions: Approval to build is dependent upon approval from CenturyLink's New Residential Development group!

Signature of Telephone Company Official: [Signature]

Title: ENG/CONST. MGR. Date: 7/26/17

WATER UTILITY SERVICE ACKNOWLEDGEMENT

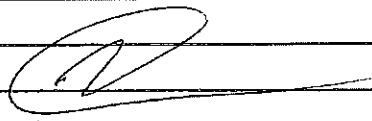
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- ☐ Easement(s) are needed within the subject property

Name of Water Service Provider: Maxwell Water Supply Corporation

Applicable Utility Service Code(s): Water

Comments / Conditions: Pending Approval of Non Standard Agreement

Signature of Water Official: 

Title: General Manager

Date: 7-18-17

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: AQUA UTILITIES, INC.

Applicable Utility Service Code(s): WASTEWATER

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: PENDING APPROVAL BY PUP OF
WASTEWATER CCN AMENDMENT & EXECUTION OF
WASTEWATER SERVICE AGREEMENT

Signature of Wastewater Official: [Signature]

Title: DIR. OF CORPORATE DEVELOPMENT Date: 7/21/17

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, JOE STAFFORD (owner) acknowledge that I am the rightful owner of the property located at 3499 VARRINGTON ROAD, SAN MARCOS TEXAS (address).

I hereby authorize NICK SANDLIN, PE (agent name) to serve as my agent to file this application for PRELIMINARY PLAT (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: _____

Date: 5/23/2017

Printed Name: _____

JOE STAFFORD

Signature of Agent: _____

Date: 5/23/2017

Printed Name: _____

NICHOLAS SANDLIN P.E.

To be completed by Staff: _____

Case # _____