

City of San Marcos

SUBDIVISION PLAT APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	Hermann Vigil, P.E. Vigil and Associates	Robert W. McDonald, III Whisper Residential, LLC
Mailing Address	4303 Russell Drive Austin TX 78704	9811 S. IH 35, Building 3, Suite 100 Austin TX 78744
Daytime Phone	512 326-2667	512 280-5353
Email Address	hermann@vigilandassociates.com	rwmc3@swbell.net

AGENT ACKNOWLEDGEMENT STATEMENT:

I Robert W. McDonald, III acknowledge that I am the rightful owner of the property proposed for subdivision for Whisper Residential, LLC and hereby authorize Hermann Vigil, P.E. to serve as my agent to file this application and to work with the Responsible Official on my behalf during the subdivision platting process.

Signature of Property Owner: _____

Printed Name: Robert W. McDonald, III

Date: 11-7-16

Signature of Agent: _____

Printed Name: Hermann Vigil, P.E.

Date: _____

TYPE OF APPLICATION**Subdivision Plats**

- ☐ Subdivision Concept Plat
☒ Preliminary Subdivision Plat
☐ Final Subdivision Plat

- ☐ Variance
☐ Plat Vacation

Section _____
Accompanying _____

Development Plats

- ☐ Preliminary Development Plat
☐ Final Development Plat

Minor Subdivision Plats (for Administrative Approval)

- ☐ Minor Subdivision Plat

Revisions to Recorded Plats (for Administrative Approval)

- ☐ Amending Plat
☐ Replat without Vacation

SUBJECT PROPERTY

Subdivision Name: Whisper Residential

Address or General Location: Intersection of Yarrington and Harris Hill Roads

Proposed Number of Lots: 569 Acres: 175.407

Appraisal District Tax ID: R ~~R14090, R14043, R106901, R14126~~ R

Located In ☒ City Limits ☒ ETJ (County Hays)
☐ S.M. River Corridor ☐ Planned Development District

Proposed Use of Land 569 Single Family Lots

SUBDIVISION IMPROVEMENT AGREEMENT

Whenever public improvements to serve the development are deferred until after Final Subdivision Plat or Final 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 years following the date upon which the Final Subdivision Plat or Final Development Plat is approved.

☐ I will complete all required public improvements prior to the Final Subdivision Plat or Final Development Plat.

☒ I wish to defer installation of public improvements and will complete a Subdivision Improvement Agreement with the City.

Signature: 

Printed Name: Robert W. McDonald, III Date: 11-7-16

Manger

Whisper TX

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment 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. Need easement(s) within subject property

Name of Water Service Provider City of San Marcos

Applicable Utility Service Code(s) C

Comments/Conditions Extension required

Signature of Water Utility Official: Tony Johnson

Title: Water Dist. Manager Date: 11-14-16

Name of Wastewater Service Provider _____

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 _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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Name of Telephone Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

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Name of Water Service Provider Maxwell WSC

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: General Manager

Date: 11-10-16

Name of Wastewater Service Provider _____

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 _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

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Name of Telephone Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

Whispers Residential Subdivision

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Name of Water Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: _____ Date: _____

Name of Wastewater Service Provider _____ City of San Marcos

Applicable Utility Service Code(s) B _____

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 Wastewater infrastructure to be installed by developer.

Signature of City or County Wastewater Official: Lloyd Juarez

Title: _____ Date _____

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Name of Telephone Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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Name of Electric Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Electric Company Official _____

Title _____ Date _____

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

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Name of Gas Service Provider CenterPoint Energy

Applicable Utility Service Code(s) C

Comments/Conditions Just need to get a pre development agreement signed, but we do have
capability to serve this development very near by.

Signature of Gas Company Official Devin Kleinfelder

Title Marketing Consultant Date 11/16/2016

WHISPER RESIDENTIAL SUBDIVISION

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Name of Electric Service Provider FEDERNALES ELECTRIC COOPERATIVE, INC.

Applicable Utility Service Code(s) A; D

Comments/Conditions PLACE A FIFTEEN (15) FOOT UTILITY
EASEMENT ALONG ALL ROAD RIGHT OF WAY.

Signature of Electric Company Official [Signature]

Title RIGHT OF WAY AGENT Date 11/18/16

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Name of Gas Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Gas Company Official _____

Title _____ Date _____

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

- ☒ Complete application
- ☒ Required fees \$_____ (see next page for Fee Schedule)
- ☒ All legislative requirements complete
- ☒ Proof of record ownership (recorded deed corresponds to ownership indicated on tax certificate)
- ☒ Current tax certificate (must show prior year taxes paid by January 31st of current year)
- ☐ Names and addresses of property lien-holders N/A
- ☒ One digital copy of submittal materials
- ☒ ~~Five 18"x24" hard copies of plat document~~ 15 Preliminary Plan (2 sheets each)
15 Concept Plan

I hereby affirm that if I am not the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the preceding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

Signature of Applicant: _____

Printed Name: Hermann VigilDate: Nov 10/16**ADDITIONAL REQUIREMENTS:****Subdivision Concept Plats:**

- ☐ Watershed Protection Plan (Phase 1)
- ☐ Residential compatibility site plan (where applicable)
- ☐ Cluster development plan (where applicable)

Preliminary Subdivision Plats or Preliminary Development Plats

WPP2 is being submitted by Doucet and Associates concurrently.

- ☒ Approved Watershed Protection Plan Phase I (can be submitted concurrently) Mr. McDonald is
- ☐ Traffic Impact Analysis Worksheet (if commercial development or 100+ unit residential) currently negotiating the need for a TIA.

Final Subdivision or Final Development Plats:

- ☐ Preliminary Plat (where applicable)
- ☐ Approved Watershed Protection Plan Phase II (can be submitted concurrently).
- ☐ Subdivision Improvement Agreement and surety if public facility construction was deferred in Preliminary Plat.
- ☐ Traffic Impact Analysis Worksheet (if commercial development or 100+ unit residential)

Minor Subdivision Plats:

Minor subdivisions plats must meet the following qualifications:

- ☐ Proposed subdivision results in 4 or fewer lots
- ☐ All lots front onto an existing public street and construction or extension of a street or alley is not required or is considered a minor extension by Director of Engineering.
- ☐ Extension of municipal facilities is not required or the installation of utilities is considered a minor extension by the Director of Engineering
- ☐ Approved WPP Phase II is required if land is located within the Edwards Aquifer Recharge Zone, within a designated stream or river corridor, or if the land contains floodplain, floodway or a waterway as defined by the LDC.

Amending Plats and Replats:

- ☐ 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.

FEE SCHEDULE

For Plats Located Inside/Outside of the City Limits

Subdivision Minor Plat / Amending Plat	\$406 plus \$102 per acre (max \$1000)	
Concept Plan	\$762 plus \$51 acre (max \$2000)	
Preliminary Plat	\$762 plus \$51 acre (max \$2000)	\$2000
Final Plat	\$1015 plus \$102 acre (max \$2500)	
Replat, not administrative	\$762 plus \$51 acre (max \$2000)	
Vacation of Previously Recorded Plat	\$153	
Subdivision Variance Request	\$609	
Cluster Development Plan	\$26 per acre (\$100 min / \$1500 max)	
Technology Fee	\$11	\$11

\$2011

STAFF USE ONLY:

Submittal Date: _____ 5 Business Days from Submittal: _____

Completeness Review By: _____ Date: _____

Contact Date for Supplemental Info: _____

Supplemental Info Received (required within 5 days of contact): _____

Application Returned to Applicant: _____

Application Accepted for Review: _____ Fee: _____

Comments Due to Applicant _____

Date for Plat Resubmittals _____

Date of Planning and Zoning Commission Meeting: _____