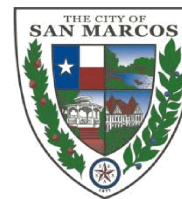


# PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION

Updated: October, 2018

Case # PC-\_\_\_\_-\_\_\_\_-\_\_\_\_



## CONTACT INFORMATION

Applicant's Name	Hermann Vigil	Property Owner	BRW Office Holdings LLC
Applicant's Mailing Address	4005 Banister Ln., Bldg C, St. 225 Austin, TX 78704	Owner's Mailing Address	9811 S. IH35, Bldg 3, St. 100 Austin, TX 78744
Applicant's Phone #	(512) 326-2667	Owner's Phone #	512-280-5353
Applicant's Email	hermann@vigilandassoc.com	Owner's Email	vwood8@hotmail.com

## PROPERTY INFORMATION

Proposed Subdivision Name: Blanco Riverwalk Subdivision IIA

Subject Property Address or General Location: 3021 N. IH35 San Marcos, TX 78666

Acres: 10.77 Tax ID #: R 164605

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

## DESCRIPTION OF REQUEST

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

Proposed Number of Lots: 3 Proposed Land Use: remain HC

## 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 \$50 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/](http://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 / Amending Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant:  Date: July 31, 2019

Printed Name: Hermann Vigil

## 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: July 31, 2019

Printed Name: Hermann Vigil

## 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 31<sup>st</sup> 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.



## CHECKLIST FOR PRELIMINARY SUBDIVISION / DEVELOPMENT PLAT, REPLAT OR CONCEPT PLAT

The following items are requested for consideration of this application. These and additional items may be required at the request of the Department		Comments
<input type="checkbox"/>	Pre-application conference with staff is recommended Please call 512-393-8230 to schedule	n/a
<input type="checkbox"/>	Completed Application for Preliminary Subdivision, Replat or Concept Plat	Replat
<input type="checkbox"/>	Proof of record of ownership	<del>X</del> recorded deed
<input type="checkbox"/>	Tax Receipt indicating that taxes were paid prior to January 31 <sup>st</sup> of the current year. (Tax Certificates required prior to recordation)	Showing no taxes owed <b>X</b>
<input type="checkbox"/>	Names and addresses of property lien-holders (if applicable)	Listed on Plat
<input type="checkbox"/>	Watershed Protection Plan (must be approved prior to plat approval)	<del>X</del> may be submitted concurrently
<input type="checkbox"/>	Traffic Impact Analysis Worksheet	
<input type="checkbox"/>	Public Improvement Construction Plan (must be approved prior to plat approval)	<del>X</del> may be submitted concurrently
<input type="checkbox"/>	Utility Service Acknowledgements (see following pages)	<b>X</b>
<input type="checkbox"/>	Notification Authorization	<b>X</b>
<input type="checkbox"/>	Property Owner Authorization	<b>X</b>
<input type="checkbox"/>	Application Filing Fee \$1,030 + \$50 per acre (\$2,500 max) Technology Fee \$12 Specific & Additional Fees as noted below	\$1,030+10.77x\$50+ \$12 = \$1,580.50
<input type="checkbox"/>	CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	<b>X</b>
<input type="checkbox"/>	For Concept Plats: <ul style="list-style-type: none"> <li>Residential compatibility site plan, where applicable with an additional fee of \$85</li> <li>Cluster development plan, where applicable with additional fee of \$29 per acre (\$100 min / \$1,500 max)</li> </ul>	n/a/
<input type="checkbox"/>	For Replats with or without Vacation of Previously Recorded Plat: <ul style="list-style-type: none"> <li>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</li> <li>With Vacation of Previously Recorded Plat fee of \$173</li> <li>Replats which are not approved administratively have a maximum fee of \$3,000</li> </ul>	<b>X</b> letter included

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230

## PROPERTY OWNER AUTHORIZATION

I, BRW Office Holdings LLC (owner) acknowledge that I am the rightful owner of the property located at 3021 N. IH35 San Marcos, TX 78666 (address).

I hereby authorize Vigil & Associates (agent name) to file this application for Replat (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: \_\_\_\_\_

Date: 5-29-19

Printed Name: Vinson Wood

Signature of Agent: \_\_\_\_\_

Date: July 31, 2019

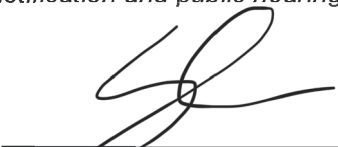
Printed Name: Hermann Vigil

## 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:  \_\_\_\_\_

Date: 5-29-19

Print Name: Vinson Wood

# Blanco Riverwalk IIA

## 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: Pedernales Electric Cooperative, Inc.

Applicable Utility Service Code(s): A, D

Comments / Conditions: ~~Additional easements will be required to serve both lots.~~

Signature of Electric Company Official: Ricky Hess



Title: Electrical Distribution Designer, Sr.

Date: 6-3-2019

# Blanco Riverwalk IIA

## 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:

- 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: CenterPoint Energy

Applicable Utility Service Code(s): A

Comments / Conditions: \_\_\_\_\_

\_\_\_\_\_

Signature of Gas Company Official: Devin Kleinfelder

Title: Senior Marketing Consultant Date: 6/3/2019



## Blanco Riverwalk IIA

### 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:

- 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: Maxwell Water Supply Corporation

Applicable Utility Service Code(s): Water (A)

Comments / Conditions: \_\_\_\_\_

\_\_\_\_\_

Signature of Water Official: \_\_\_\_\_

Title: CM Date: 5-31-19

**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* \_\_\_\_\_

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) \_\_\_\_\_ 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 \_\_\_\_\_ Line extensions and services to be installed by developer, if required.

Signature of City or County Wastewater Official: Lloyd Suarez

Title: \_\_\_\_\_ Wastewater Collections Manager Date \_\_\_\_\_ Oct. 28, 2016

**TELEPHONE 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 *Telephone Service Provider* \_\_\_\_\_

Applicable Utility Service Code(s) \_\_\_\_\_

Comments/Conditions \_\_\_\_\_

Signature of Telephone Company Official \_\_\_\_\_

Title: \_\_\_\_\_ Date \_\_\_\_\_