

# PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION

Updated: October, 2019



## CONTACT INFORMATION

<b>Applicant's Name</b>	Lonnie Eaves	<b>Property Owner</b>	Robert. W. McDonald III
<b>Company</b>	Vigil & Associates	<b>Company</b>	Whisper Master Community LP
<b>Applicant's Mailing Address</b>	4005 Banister Ln, 225C Austin, TX 78704	<b>Owner's Mailing Address</b>	9811 S. IH35, Bldg 3, St 100 Austin, TX 78744
<b>Applicant's Phone #</b>	512.326.2667	<b>Owner's Phone #</b>	512.695.3532
<b>Applicant's Email</b>	lonnie@vigilandassoc.com	<b>Owner's Email</b>	rw4@cgminterests.com

## PROPERTY INFORMATION

**Proposed Subdivision Name:** Whisper - Opportunity Plaza

**Subject Property Address or General Location:** corner of Opportunity Blvd & IH 35

**Acres:** 145.22 **Tax ID #: R** 16597, 16599, 116610

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

## DESCRIPTION OF REQUEST

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

**Proposed Number of Lots:** 10 **Proposed Land Use:** Commercial, Office, MF (HC zoning)

## 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 \$1,057 plus \$50 per acre**

**Technology Fee \$13**

**MAXIMUM COST \$2,513\***

*\*Replats that are not Administratively approved – Maximum Cost \$3,013*

**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 / Preliminary Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: Louis Euse Date: 9/25/20

## NOTICE OF COMPLETENESS DETERMINATION & STATUTORY REVIEW TIMEFRAMES

I understand that the City of San Marcos requires online submittal of all applications through the Customer Portal at [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and that the Responsible Official will review this application for completeness within 10 business days of online submittal. I understand that this application is not considered "filed" until all required documentation is received and reviewed for completeness. *Upon determination of completeness the City will send written correspondence stating that the application has been filed and will provide a date, in accordance with the Texas Local Government Code, when the Planning and Zoning Commission will meet to hear the request.*

- ☒ By checking this box I am requesting cursory review of this application prior to determination that the application is complete and filed. Cursory review comments shall not constitute a determination of completeness.

I also understand that as the applicant I may request, in writing, an extension to the statutory review timeframes.

Signature of Applicant: Louis Euse Date: 9/25/20

## 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.

**AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER**

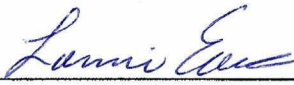
Whisper Master Community LP  
I, Robert W. McDonald, III (owner) acknowledge that I am the rightful owner of the  
property located at Opportunity Blvd at IH-35 (Whisper development) (address).

I hereby authorize Lonnie Eaves / Vigil & Associates (agent name) to serve as my  
agent to file this application for Whisper - Opportunity Plaza Concept plan (permit type), and to  
work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: 

Date: 9/28/20

Printed Name: Robert W. McDonald, III <sup>MSR</sup>

Signature of Agent: 

Date: 9/29/20

Printed Name: Lonnie Eaves

To be completed by Staff: Permit # \_\_\_\_\_