



APPLICATION FOR LAND SUBDIVISION (PLAT)

La Vernia Code Enforcement
102 E. Chihuahua Street/P.O. Box 225
La Vernia, TX 78121
(830) 253-1198 Ext. 6
codeenforcement@lavernia-tx.gov

CHECK ONE: Master Plan Prelim./Final Plat Prelim. Plat Final Plat Replat Amended Minor

1. PROPOSED SUBDIVISION NAME: _____ UNIT NO. _____

LOCATION DESCRIPTION/NEAREST INTERSECTION: _____

ACREAGE: _____ NO OF LOTS: EXISTING _____ PROPOSED _____

REASON FOR PLATTING/REPLATTING _____

2. OWNER/APPLICANT*: _____

(* If applicant is person other than owner, a letter of authorization must be provided from owner.*)

ADDRESS: _____

Telephone: _____ Fax: _____ Mobile: _____ Email: _____

3. LICENSED ENGINEER/SURVEYOR: _____

MAILING ADDRESS: _____ Ste. _____

TELEPHONE: _____ Fax: _____ Mobile: _____ Email: _____

LIST ANY VARIANCE REQUESTED: _____

REASON FOR REQUEST (List any hardships): _____

4. PRESENT USE OF THE PROPERTY _____ CURRENT ZONING: _____

5. CITY LIMITS: IN OUT IS ANY PART OF THE PROPERTY IN A FLOODPLAIN? YES NO

6. Is the property subject to any liens, encumbrances, or judgments? If so, give details. (Provide separate sheet if needed.) Permission from any lien holders and/or removal of any encumbrances or judgments will be necessary prior to filing of said plat with the County Clerk's office.

REQUIRED ITEMS FOR SUBMITTAL PACKAGE

- Completed application, including signature of owner/applicant and signed waiver.
- Copy of deed showing current ownership.
- 7 copies of the plat, collated and folded so that the subdivision name is visible. Staple plats with 2 or more pages.
- 2 copies of the preliminary plan of the water system showing the approximate location and size of onsite and offsite existing and proposed water lines and fire hydrants; sewer system; storm sewer and preliminary drainage plan.
- Current deed restrictions for Vacating Plats, Replats, and Townhouse and Zero Lot Line Subdivisions.
- Survey showing any existing structures on the subject property.
- List of street names approved by the appropriate county.

PLEASE READ "IMPORTANT NOTES" ON THE REVERSE SIDE OF THIS APPLICATION

I agree to comply with all platting and subdivision requirements of the City of La Vernia. I understand that the plat will NOT be forwarded to the Planning and Zoning Commission unless staff comments are satisfactorily addressed by the plat correction due date. I voluntarily waive my right to request a certificate stating the date the plat was filed and that the Planning and Zoning Commission failed to act on the plat within thirty days. I do not object to consideration of the plat on _____ (date of Planning and Zoning Commission meeting). This waiver expires after _____ (date of the Planning and Zoning Commission meeting). (The waiver statement is not applicable to Minor Plats.)

Signature of Owner/Applicant _____ Printed Name of Owner/Applicant _____ Date _____

(If applicant is person other than owner, a letter of authorization must be provided from owner.)

Signature indicates authorization for plat application and acceptance of waiver statement.

APPLICATION FEES

Overall Development Concept Review Fee	\$50 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots, but intended for apartments, townhouses, commercial and/or industrial use.
Preliminary Plat Review	\$50 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots
Final Plat Review Fee	\$75 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
Minor Subdivision Plat	\$75 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
Vacating a Plat	\$75 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
Plat Amendment	\$100
Engineering Fees Review	To be paid by the developer or property owner before the final plat approval is made by the city.
Changes or request for further reviews from the developer or property owner by the City Engineer	Shall be paid by the developer or property owner at the standard rates charged by the City Engineer before the final plat approval is made by the City.
Legal Fees	Shall be paid by the City for legal fees incurred. The subdivider shall reimburse the City prior to the final plat approval by the City.
Variance Requesting Relief from the Subdivision Ordinance	\$50

IMPORTANT NOTES:

- All staff comments must be addressed by the plat correction due date. If not, the plat will NOT be forwarded to the Planning and Zoning Commission until all staff comments have been satisfied.
- For plats on TxDOT right-of-way, it is highly recommended that a permit be submitted to TxDOT prior to submitting the plat application.
- Engineering and legal fees shall be paid to the city prior to the final plat approval.
- The following items must be provided when submitting an approved plat for recordation.
 - Tax certificate showing that no taxes are currently due or delinquent against the property.
 - Three original mylars.
 - Eight blue line copies for Wilson County/Guadalupe County 9-1-1 Addressing
 - Recording fee. Checks should be made out to Wilson County Clerk or Guadalupe County Clerk.

FOR OFFICE USE ONLY:

Date Application Fee Received: _____ Received By: _____

Receipt No. _____ Cash/Check No. _____ Amount Recd. \$ _____

_____ 7 copies _____ street name appr. list _____ TxDOT approval letter

_____ letter of authorization _____ proof of ownership _____ HOA document

Plat review meeting date: _____ Planning and Zoning Commission meeting date: _____