



Development Services
P.O. Box 369 (Mailing)
303 E. Pecan St. (Physical)
Johnson City, Texas 78636
(830) 868-7111, Ext. 4
(830) 868-7718 (Fax)

Date Submitted: 4/10/23

PLAT APPLICATION CHAPTER 10

Section I. Plat and Applicant Information

PLAT NAME: WARREN VILMAIRE 300 W. MAIN JC TX
 Owner/Agent: WARREN VILMAIRE Phone: 512 971 3464 Fax: _____
 Owner/Agent Address: 213 N. NUGENT AVE Zip Code: 78636
 Engineer/Surveyor: RICKMAN LAND Phone: 830 868 2574 Fax: _____
 Address: Hambright Land Surveying PO Box 1226 JC TX 78636 Zip Code: _____
 Elevation Survey: Major Plat Amending Plat Replat Minor Plat
 Water Service: City Well
 Sewer Service: City Septic System

Plat is over, within, or includes the following:	Land Area Being Platted:	Lots	Acres
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Johnson City City Limits	Single-Family (SF)		
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Johnson City Extraterritorial Jurisdiction	Non-Single Family (NSF)	<u>2</u>	<u>1.50</u>
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Flood Plain			

Base preliminary platting fee	\$	Base final platting fee	\$
Single family residential development	\$	Non-single family residential development	\$
Variance	\$ <u>188.24</u>	Plat deferral	\$
Performance agreement time extension	\$	Vacating declaration	\$
Re-plat involving notification	\$	Amending plat	\$
Plat withdrawal	\$	Emergency add-on	\$
Plat recording fee	\$ <u>Actual cost</u>	Processing fee	\$ <u>147.22</u>
Plan review fee	\$		

Total Fee: \$ 335.46 + Actual Recording Costs
 All fees shall be paid at the time of plat filing.

Required Letters of Certification, if applicable: PEC; TX Dept. of Transportation (TxDOT); City; Texas Commission on Environmental Quality (TCEQ); Blanco County; and Current Property Tax Certificate.

I hereby certify that the above information is true and correct.

Print Name: WARREN VILMAIRE

Signature: [Handwritten Signature]

Date: _____ Professional Engineer Registered Professional Land Surveyor

Office Use Only:



April 18, 2023

Warren Vilmaire
300 W. Main St.
Johnson City, TX 78636

RE: Letter of Certification

Plat: Re-Plat Establishing Vilmaire Subdivision-Tract 1 and Tract 2
(PRELIMINARY PLAT)

Plat Date: April 18, 2023

To Whom it May Concern:

Please accept this Letter of Certification for approval of the above-mentioned plat. Pedernales Electric Cooperative has no objections to the filing of this plat for consideration by the appropriate governmental entity.

We will offer service to this location in accordance with our Line Extension Tariff, which requires a completed application and pre-payment of all fees before construction can begin. A deposit may also be required

Should changes be made to the approved plat noted and dated above, this letter will be deemed invalid, and the updated plat will have to follow the plat review and approval process.

If you should have any questions regarding this Letter of Certification, please contact me at (830) 868-4791, extension 7248 or terry.cravey@peci.com.

Sincerely,

Terry Cravey
Electrical Distribution Designer, Lead
PEC Marble Falls District

§ 10.02.156. Minor plat.

- (a) Requirements. A minor plat is required for subdivision of land which does not require a variance and which meets the following criteria:
- (1) Involves a subdivision of land of four or fewer lots;
 - (2) Is consistent with all zoning requirements for the property, all city ordinances, and any approved development agreement;
 - (3) Does not create any new easements for public facilities, and the ownership, maintenance, and allowed uses of all designated easements are stated on the minor plat;
 - (4) Does not require the extension of any municipal facilities to serve any lot within the subdivision or the creation of any new street, and the tract of land is already adequately served by all required city utilities and services; and
 - (5) Is in accordance with any other reasonable and applicable criteria required by the city.
- (b) Review process. A minor plat must be processed in the following order before it can be filed and recorded:
- (1) Approval of administrative completeness of a plat application; and
 - (2) Administrative approval by CAO or the city council, if administrative approval is not issued by the CAO.
- (c) Application requirements. A final plat application (described in section 10.02.152 of this article) shall be submitted for a minor plat and shall include:
- (1) A completed plat application packet; and
 - (2) A plat drawing.
- (d) Submission and administrative approval process.
- (1) An application for a minor plat shall be submitted in accordance with the plat application requirements outlined in division 2, part 2 of the ordinance.
 - (2) A minor plat application shall be reviewed and considered for administrative approval, in accordance with the plat review process outlined in section 10.02.063(c) of the ordinance.
 - (3) Notice and public hearing are not required for the approval of a minor plat, unless specified otherwise in this article.
- (e) Effect of approval – Recordation.
- (1) Approval of a minor plat authorizes the applicant to submit copies of the approved plat for filing and recordation at the county, in accordance with the filing and recordation procedures for a final plat.
 - (2) The minor plat shall be entitled and clearly state that it is a "minor plat."
 - (3) The following note shall be included on the minor plat: "This subdivision is subject to all covenants and restrictions appearing on the plat of _____, Lot(s) _____, recorded at Volume _____, Page _____ of the Plat Records of Blanco County, Texas."

- (f) Expiration of approval. Approval of a minor plat expires two years after the minor plat is approved. A minor plat which has not been recorded before expiration of the approval period shall be deemed expired and shall become null and void. Application fees are nonrefundable.
(Ordinance 22-0101 adopted 1/4/22)

§ 10.02.094. Variance.

- (a) Standards. A request for a change from a requirement of the ordinance shall be submitted as a variance. There shall be a presumption against variances. Grant of a variance is not automatic.
- (b) Submission and review process.
 - (1) A request for a variance:
 - (A) Shall be submitted to the city on a form provided by the city; and
 - (B) If submitted at the same time as plat submittal, shall be considered concurrently with the plat application in accordance with the application review process of the ordinance.
 - (2) Neither a public hearing nor public notice is required for a variance request.
- (c) Criteria for approval. Where undue hardship will result from strict compliance with a certain provision of the ordinance, a request for a variance may be approved if:
 - (1) A special individual reason makes the strict application of a provision of this article impractical;
 - (2) There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this article would deprive the applicant of the reasonable use of his land;
 - (3) The applicant will incur specific hardships should the variance not be granted. Pecuniary hardship to the applicant, standing alone, shall not be deemed sufficient to constitute undue hardship;
 - (4) The modification resulting from a variance is in conformity with the intent and purpose of this article;
 - (5) The granting of the variance will not be detrimental to the public's health, safety, or general welfare or be injurious to the property in the area;
 - (6) The granting of the variance will not create the probability of harmful environmental consequences;
 - (7) The variance will not negatively impact traffic conditions; and
 - (8) The granting of the variance will not have the effect of preventing the orderly development of other land in the area in accordance with the provisions of this article.
 - (9) A variance shall not be granted if it would provide the applicant with any special privileges not enjoyed by owners of other similarly situated property with similarly timed development.
 - (10) Conditions for a variance can be imposed where such requirements achieve the purposes of the ordinance.
- (d) Findings required. On approval of a variance by the city council, findings shall be issued stating that:
 - (1) Granting the variance will not be detrimental to the public safety, health, or general welfare, will not be injurious to other property or to the owners of other property, and will not prevent the orderly subdivision of other property in the vicinity;

- (2) The condition(s) upon which the request for a variance is based is unique to the property for which the variance is sought and is not applicable generally to other property;
 - (3) Because of the particular physical surroundings, shape, and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;
 - (4) The variance will not in any manner vary the provisions of the zoning ordinance, the city's comprehensive land use plan, or any other adopted land plan(s) or ordinance(s) of the city;
 - (5) An alternate design will generally achieve the same result or intent of the standards and regulations prescribed herein; and
 - (6) If applicable, the variance will enable the applicant to preserve more native trees, provide more open space, or ensure more wildlife preservation than would be possible complying with the strict mandates of the ordinance.
- (Ordinance 22-0101 adopted 1/4/22)

§10.02.214 Streets.

(c) Right-of-way dedication.

1. For a subdivision adjacent to any existing state-maintained street, road, or highway: right-of-way of 25 feet adjacent to the land being platted shall be dedicated as future right-of-way. No additional pavement shall be required on existing streets where the dedications are required.

2. For a subdivision adjacent to a street, road, or highway located on the city major thoroughfare plan: the remainder of one-half of the right-of-way width (shown on the major thoroughfare plan) measuring from the middle of the existing thoroughfare to the adjacent property for future expansion of such street, road, or highway adjacent to the land being platted. The developer shall not be required to construct any portion of the street.

