



City of La Vernia  
**PLANNING & ZONING COMMISSION MEETING**  
102 E. Chihuahua St., La Vernia, Texas 78121  
May 06, 2025  
6:30 PM

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## **AGENDA**

**1. Call to Order**

**2. Invocation, Pledge of Allegiance and Texas Pledge**

**3. Citizens to Be Heard**

*(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to Be Heard section no commission action may take place and no commission discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the commission may extend this time at their discretion.)*

**4. Consent Agenda**

*(All consent agenda items are considered routine by Planning & Zoning and will be enacted by one motion. There will be no separate discussion of these items unless a commission member requests an item be removed and considered separately.)*

A. Minutes from the 10/08/2024 Planning and Zoning meeting

**5. Public Hearing**

A. Public hearing regarding the request for a Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district regarding the space specifically known as 13867 US HWY 87 W STE 2 LA VERNIA, TX 78121 legally known as SILVERADO HILLS COMMERCIAL PARK, LOT 7A-2, ACRES .962, and more specifically described as La Vernia One LLC, which will occupy only a portion of this parcel as described in the attachment

**A.1** Open Public Hearing

**A.2** Requestor presentation

**A.3** Staff presentation

**A.4** Receive Public Comments

**A.5** Close Public Hearing

**A.6** Discuss and consider a recommendation to the City Council regarding Ordinance No. 050825-01 the SUP for La Vernia One LLC

B. Public hearing regarding the request of the City of La Vernia on the proposed amendments to the City's Land Use Assumptions (LUA's) and Capital Improvement Plans (CIP) relating to impact fees.

**A.1** Open Public Hearing

**A.2** Requestor Presentation

**A.3** Staff Presentation

**A.4** Receive Public Comments

**A.5** Close Public Hearing

**A.6** Discuss and consider a recommendation to City Council on Ordinance No. 061225-01 approving the amendments to the City's Land Use Assumptions (LUA's) and Capital Improvement Plans (CIP) and approving water and wastewater impact fees

**6. Items Specific to Future Line Items on the Agenda**

**7. Adjourn**

**DECORUM REQUIRED**

*Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.*

*The Planning & Zoning Commission for the City of La Vernia reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Economic Development), and any other provisions under Texas law that permits a governmental body to discuss a matter in closed executive session.*

*The City of La Vernia Planning & Zoning Commission meetings are available to all persons regardless of disability. The facility is wheelchair accessible and parking spaces are available. Request for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email [mfarrow@lavernia-tx.gov](mailto:mfarrow@lavernia-tx.gov).*

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia Planning and Zoning Commission is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **MAY 02, 2025 at 5:30 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

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Madison Farrow, City Secretary



City of La Vernia  
**PLANNING & ZONING COMMISSION MEETING**  
102 E. Chihuahua St., La Vernia, Texas 78121  
October 08, 2024  
6:30 PM

Section 4, Item A.

## MINUTES

### 1. Call to Order

Commissioner Chris Jacobs called the meeting to order at 6:30 PM. Commissioners Chris Jacobs, Marlin Tanneberger, and Kevin Hyland were present, while commissioners Wayne Robbins and Kyle Real were absent.

### 2. Invocation, Pledge of Allegiance and Texas Pledge

Commissioner Chris Jacobs lead the prayer and Pledge

### 3. Citizens to Be Heard

*(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to Be Heard section no commission action may take place and no commission discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the commission may extend this time at their discretion.)*

There were no Citizens to be heard.

### 4. Consent Agenda

*(All consent agenda items are considered routine by Planning & Zoning and will be enacted by one motion. There will be no separate discussion of these items unless a commission member requests an item be removed and considered separately.)*

#### A. Minutes from the 5/7/2024 Planning and Zoning meeting

Commissioner Marlin Tanneberger made a motion to accept the consent agenda as listed, seconded by Commissioner Kevin Hyland, all in favor.

### 5. Public Hearing

- A. The La Vernia Planning and Zoning Commission will host a public hearing to discuss and consider a recommendation to the City Council on Ordinance No. 101024-01, a re-zone application for the property described as **376 DRY HOLLOW RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 163A, ACRES 4.34**, requesting to change from the current zoning R-A Residential Agriculture to C-1 Commercial Retail.

A.1 Open Public Hearing

A.2 Requestor Presentation

A.3 Staff Presentation

A.4 Receive Public Comments

A.5 Close Public Hearing

A.6 Discuss and consider a recommendation to the City Council on Ordinance No. 101024-01 a re-zone application for the property described as **376 DRY HOLLOW RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 163A, ACRES 4.34** requesting to change from current zoning R-A Residential Agriculture to C-1 Commercial Retail.

A.1 Open Public Hearing

The Public Hearing was opened @ 6:32PM

A.2 Requestor Presentation

Keith Johansen gave a presentation on wanting to turn the property into Commercial retail due to the limited space on US Highway 87. The proposed property would have 3 buildings with 4-5 businesses max.

A.3 Staff Presentation

City Administrator Lindsey Wheeler gave a staff presentation and read the response from 412 Dry Hollow.

A.4 Receive Public Comments

Keith Johansen stated he thinks there will be minimal traffic.

A.5 Close Public Hearing

The Public Hearing was closed @6:47PM

A.6 Discuss and consider a recommendation to the City Council on Ordinance No. 101024-01 a re-zone application for the property described as **376 DRY HOLLOW RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 163A, ACRES 4.34** requesting to change from current zoning R-A Residential Agriculture to C-1 Commercial Retail.

Commissioner Chris Jacobs would like the City to examine whether this will affect the Texas Historical Guard. The City will speak to the City Attorney about this.



Commissioner Chris Jacobs wishes a traffic/ impact study was done. City Administrator Lindsey Wheeler states we can run a Placer AI pin to determine the road's traffic impact.

Commissioner Kevin Hyland made a motion to recommend and sent it to the Council, seconded by Commissioner Marlin Tanneberger, all in favor.

## **6. Discussion & Action**

- A. Discuss and consider a recommendation to the City Council regarding Ordinance No. 101024-02 amending Ch 38 Sec. 38-304 Additional Use Regulations regarding pools

Commissioner Chris Jacobs moved to recommend and send to Council, seconded by Commissioner Kevin Hyland; all were in favor.

## **7. Items Specific to Future Line Items on the Agenda**

There were no future items discussed.

## **8. Adjourn**

Commissioner Kevin Hyland motioned to adjourn the meeting @7:07PM, seconded by Commissioner Marlin Tanneberger, all in favor.

### **DECORUM REQUIRED**

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I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia Planning and Zoning Commission is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public

at all times, and said Notice was posted on **OCTOBER 04, 2024 at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

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Madison Farrow, City Secretary

Date Received 04-07-25  
 Permit/Receipt No. \_\_\_\_\_  
 Fee Paid \_\_\_\_\_

**City of La Vernia**  
**Specific Use Permit**  
 102 E. Chihuahua Street  
 P.O. Box 225, La Vernia, TX 78121  
 (830) 779-4541 • Metro/Fax (830) 253-1198



Land ownership must be verified with a notarized statement. If the applicant is acting as the agent for the property owner, the property owner must provide a signed and notarized letter authorizing the agent to act on their behalf, and the letter must accompany the application.

Name LA VERNIA ONE LLC

Mailing Address 1739 EAGLE MEADOW - SAN ANTONIO - 78248

Telephone \_\_\_\_\_ Fax \_\_\_\_\_ Mobile 210-316-6031 Email \_\_\_\_\_

Property Address/Location 13867 U.S. HWY 87 LA VERNIA, TX Property ID No \_\_\_\_\_

Legal Description

Name of Subdivision SILVERADO HILLS COMMERCIAL PARK - LOT 2

Lot(s) 7A-2 Block(s) \_\_\_\_\_ Acreage \_\_\_\_\_

Existing Use of Property VACANT LAND

Proposed Use of Property (attach additional or supporting information if necessary) 61,700 SQ FT

RETAIL BUILDING WITH TWO DRIVE-THRU

Current Zoning COMMERCIAL

Proposed use of Property and/or Reason for Request (please explain in detail and attach additional pages if needed):

REQUEST FOR TWO DRIVE-THRU - SEE ATTACHED SITE PLAN

**Attachments:**

- ☒ Accurate metes and bounds description of the subject property (or other suitable legal description)
- ☒ Survey exhibit and other appropriate exhibits as deemed necessary by the city including, but not limited to, site plans, maps, architectural elevations, and information about proposed uses.
- ☒ Notarized statement verifying land ownership and if applicable, authorization of land owner's agent to file the zoning change request.

*A denied application is ineligible for reconsideration for one year.*

The undersigned hereby requests rezoning of the above described property as indicated:

Pat Landre  
 Signature of Owner(s)/Agent

4-7-25  
 Date

CC: may 8th

PZ: may 6th

Date of Publication \_\_\_\_\_  
 Date of 200 Ft Notices \_\_\_\_\_  
 Ordinance No. \_\_\_\_\_

**For Office Use Only**

Date of P&Z Public Hearing \_\_\_\_\_  
 Date of Council Public Hearing \_\_\_\_\_  
 Approved \_\_\_\_\_ Denied \_\_\_\_\_



**CLOSING AFFIDAVIT - SALE**

Title Company: Title Express, Inc.  
 GF File No.: W-2024-12-0684  
 Borrower(s): La Vernia One, LLC, a Texas limited liability company  
 Seller(s): Silverado Hills, Ltd., a Texas limited partnership  
 Lender: NA  
 Property: 13867 US HWY 87 W, Ste 2, La Vernia, TX 78121

By completing, initialing and signing this document, each Seller and Buyer acknowledges and understands the disclosures being made by Title Company. Seller and/or Buyer affirm the representations made by them to the Title Company as indicated. Each such disclosure or representation may benefit the Title Company and/or its underwriter. Singular reference to Seller and/or Buyer includes multiple individuals/entities identified above.

**Seller Disclosures and Statements**

1. **USE OF PROPERTY:** Seller has not entered into any oral or written lease (including but not limited to surface or mineral leases), given permission to use, occupy or enter, or otherwise granted any possessory or use rights of any nature with respect to the Property which are presently existing; and there are no parties physically occupying, in possession of, or claiming any right to use any of the Property, except the following:

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**Seller to complete or write "None"; DO NOT LEAVE THIS LINE BLANK**

2. **TAXES PAID:** Seller certifies that all standby fees, taxes or assessments by any governmental agency for prior years have been paid in full or will pay in escrow. If standby fees, taxes or assessments by any governmental agency for the year in which closing occurs are due and payable at time of closing, then Seller will pay said standby fees, taxes, or assessments at or before closing, subject to any agreement of Buyer to pay Buyer's pro rata share thereof. Seller further agrees to reimburse Title Company for any and all unpaid taxes or assessments being due and/or unpaid as determined by the Appraisal District(s), other governmental entities and/or tax authorities. Seller agrees to hold harmless Title Company from any claim or loss related to Seller's failure to pay any such amounts.

3. **TAX EXEMPTIONS:** Seller confirms they qualified for the following existing property tax exemptions for the subject property in this transaction (check all that apply):

- ☐ 1) Homestead  
☐ 2) Over-65  
☐ 3) Disabled Veteran  
☐ 4) Agricultural  
☐ 5) Other: \_\_\_\_\_  
☐ 6) None

In the event any of the above exemptions are subsequently disallowed or removed, resulting in additional taxes, penalties, and/or interest being due for the current and/or any prior years, then Seller agrees to pay such additional taxes, penalties, and/or interest and to hold harmless Title Company from any claim or loss that may arise due to exemptions being subsequently removed or disallowed.

**Seller Initial:** \_\_\_\_\_

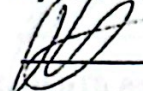
4. **NON-RESIDENT ALIEN:** Seller IS ☐ IS NOT ☐ a U.S. Citizen or Resident Alien for purposes of United States IRS Reporting. If Seller is a non-resident alien, Seller may be subject to federal withholding pursuant to FIRPTA.

**Seller Initial:** \_\_\_\_\_



**Buyer Acknowledgments and Acceptances**

5. **WAIVER OF INSPECTION:** Buyer understand and acknowledges that, as previously disclosed in the Commitment; the Owner Title Policy to be issued will contain an exception as to "Rights of Parties in Possession". "Rights of Parties in Possession" shall mean one or more persons who are themselves actually physically occupying the Property or a portion thereof, under a claim of right address to the record owner of the Property. Buyer may refuse this exception. If Buyer refuses, Title Company may inspect the property and may charge for the inspection. In addition, Title Company may make additional exceptions for matters revealed by the inspection. By initialing this paragraph, Buyer waives inspection of the Property and accepts the Owner Title Policy with "Rights of Parties in Possession" exception.

Buyer Initial:  \_\_\_\_\_

6. **ESCROW RESERVES FOR TAXES TO LENDER:** Buyer understands and acknowledges that the escrow reserve account (if any) being created by the Lender at closing is based on calculations provided by the lender. In the event the escrow reserve account established by the Lender is insufficient at the end of the year, Buyer acknowledges the Lender may require additional monies to make up the shortage and/or the Lender may adjust the escrow reserve account payment to collect any shortage. Buyer agrees to hold harmless Title Company from any claim or loss that may arise due to Lender established escrow reserve accounts.
7. **RECEIPT OF TITLE COMMITMENT:** Buyer has received and reviewed a copy of the Title Commitment issued in connection with this transaction. Buyer understands and acknowledges that the Commitment is not an opinion or report of title. It is a contract to issue a policy subject to the Commitment's terms and requirements. Buyer understands and acknowledges that the Owner Title Policy will contain the exceptions set forth in Schedule B of the Title Commitment, and any additional exceptions to title resulting from the documents involved in this transaction.
8. **FLOOD ZONE:** Buyer understands and acknowledges that Title Company has not attempted to determine if the Property lies in a special flood hazard area, and Title Company has not made any representation concerning proximity of the Property in relation to any flood-plain or flood hazard area. Buyer is advised that information concerning special flood hazard areas may be available from county or municipal offices, a qualified surveyor or land-engineering company, or a private flood-plain consultant.
9. **TAX RENDITION AND EXEMPTIONS:** Buyer understands and acknowledges that he/she is required by law to "render" the Property for taxation by notifying the Appraisal District(s) of the change in the Property's ownership and of Buyer's proper address for tax billing. Buyer is advised that taxes may have been assessed on the basis of various exemptions obtained by Seller. The taxing authorities may send a supplemental tax bill assessing the current year's taxes without the exemption. BUYER ACKNOWLEDGES SOLE RESPONSIBILITY FOR THE PAYMENT OF AND THE TITLE COMPANY SHALL HAVE NO LIABILITY OR OBLIGATION WITH RESPECT TO ANY SUPPLEMENTAL TAX BILL.

Buyer acknowledges responsibility to satisfy requirements of the Appraisal District(s) for exemptions to which Buyer may be entitled within the period of time allowed. Buyer agrees to hold harmless Title Company from any claim or loss that may arise due to tax renditions or exemptions.

Buyer Initial:  \_\_\_\_\_

10. **DISCLOSURE TO BUYER REGARDING INVOLUNTARY LIENS:** Buyer understands and acknowledges that Title Company has NOT performed a search of the real property records with reference to possible federal or state tax liens, abstracts of judgments, or other involuntary liens which may have been filed against the Buyer. Buyer understands that such involuntary liens may affect title or title requirements in the future.



**11. SURVEY MATTERS (Select Option 1 or 2):**

- ☐ **Option 1-UNSURVEYED PROPERTY:** Buyer understands that a current survey of the Property has not been done in connection with this transaction and that the Owner's Title Policy to be issued to Buyer will not provide title insurance coverage against encroachment of improvements, boundary conflicts, or other matters that would be found by a current survey.
- ☒ **Option 2-ACCEPTANCE OF SURVEY:** Buyer has received and reviewed a copy of the survey of the Property furnished for use in this transaction and acknowledges the matters of conflict, encroachment(s) and/or discrepancies disclosed by the survey.

Buyer Initial: \_\_\_\_\_

**12. AFFIDAVIT AS TO DEBTS AND LIENS**

- (a) I am over the age of 18 years.
- (b) My marital status ~~HAS~~ ☐ ~~HAS NOT~~ ☐ changed (CHECK THE APPROPRIATE RESPONSE) since the date I acquired the above property.
- (c) I HAVE ALSO BEEN KNOWN BY THE FOLLOWING NAMES IN ADDITION TO THE NAME LISTED ABOVE:

\_\_\_\_\_

\_\_\_\_\_

- (d) I state under oath that all bills for labor performed and material furnished for improvements (if any) made by or for me have been paid, and that at present I do not owe any person or firm for such improvements; and there are no liens including federal or state tax liens, of any kind; and no proceedings have been commenced in any federal court or state court to which I am a party, except:

\$na \_\_\_\_\_ to \_\_\_\_\_

\$ \_\_\_\_\_ to \_\_\_\_\_

\$ \_\_\_\_\_ to \_\_\_\_\_

- (e) To my knowledge there are no loans or unpaid debts for any personal property or fixtures which are located on the subject property and that no such items have been purchased on a time payment contract; and that there are no security interests on such property secured by financing statements, security agreements or otherwise, except:

\$na \_\_\_\_\_ to \_\_\_\_\_

\$ \_\_\_\_\_ to \_\_\_\_\_

\$ \_\_\_\_\_ to \_\_\_\_\_

- (f) The amount due any lienholder was furnished by the lienholder and is good only through an anticipated disbursement date. Should there be any discrepancies TITLE EXPRESS, INC. is hereby authorized to disburse any additional funds required by lienholder and adjust the net amount due to me by a like amount. I am aware that the lienholder has furnished a statement showing amounts due to payoff existing lien(s). in the event the lienholder makes a demand for a greater amount than shown on the payoff statement and closing statement, I agree to reimburse TITLE EXPRESS, INC. for any funds advanced in order to cure any discrepancies or demand.
- (g) To my knowledge, Owner's possession of the property has been peaceable and undisturbed and title to said property has never been disputed or questioned, nor do I have any knowledge of adverse claims against any portion of the property.
- (h) I have not signed any contract of sale, deeds, deeds of trust, mortgages or quitclaims affecting the property, except documents pertaining to the guaranty file listed above.
- (i) I have no knowledge of any paving or mowing liens outstanding against the property.



**Homeowners Association and Property Tax Matters****13. PROPERTY ☒ IS ☐ IS NOT SUBJECT TO MEMBERSHIP IN HOMEOWNER'S ASSOCIATION(S) and/or MANAGEMENT COMPANY(IES):**

Buyer should contact the Association(s) [or its managing agent(s)] to ascertain the exact amount of future dues or assessments and their other obligations thereunder Buyer agrees to hold harmless Title Company from any claim or loss related to the Homeowner's Association(s) and/or Management Company(s) assessments.

Seller certifies that all homeowner association dues and assessments have been paid in full.

Seller further agrees to reimburse Title Company for any and all unpaid homeowner association dues and assessments, penalties, interest, attorney fees and court costs due to homeowner association fees and assessments being due and/or unpaid as determined by the Homeowner Association(s) [or its managing agent(s)] as of date of closing. Seller agrees to hold harmless Title Company from any claim or loss related to Seller's failure to pay such amounts.

Seller knows of no claim or allegation by any homeowner association, governmental authority or other party alleging or claiming that a violation of the CCRs, exists, other than:

NA

**Seller write "None" if none; DO NOT LEAVE THIS LINE BLANK**

**x IS NOT SUBJECT TO AN AGRICULTURAL PROPERTY TAX EXEMPTION:** Seller and Buyer understand and acknowledge that if the exemption is removed, taxing authorities may roll back taxes. The Title Company assumes no responsibility for any roll back taxes and Seller and Buyer understand and agree that any rollback taxes due will be the responsibility of Seller and Buyer. Seller and Buyer agree and hold harmless Title Company from any claim or loss that may arise due to this exemption being removed, including any supplemental tax bill.

**15. PROPERTY ☐ IS ☒ IS NOT SUBJECT TO AN OVER 65 EXEMPTION:** Seller and Buyer understand and acknowledge that the taxing authorities may remove the exemption as of the date of sale and assess the taxes for the remainder of the year without the exemption. The taxing authorities may send a supplemental tax bill assessing the remainder of the current year's taxes without the exemption.

Buyer acknowledges sole responsibility for the payment of any supplemental tax bill due to the Seller's over 65 exemption being removed for the remainder of the year. The Title Company shall have no liability or obligation with respect to any supplemental tax bill.

Seller and Buyer agree to hold harmless Title Company from any claim or loss due to this exemption being removed, including any supplemental tax bill.

**16. PROPERTY ☐ IS ☒ IS NOT SUBJECT TO SPLIT OUT - TAXES:** Seller and Buyer understand and acknowledge that the subject property has been assessed as part of a larger tract and that they are responsible for establishing any "split out" tax accounts with the taxing authorities. Seller and Buyer agree to hold harmless Title Company from any claim or loss related to the "split out" of taxes, including any supplemental tax bill.

**Buyer and Seller Acknowledgments/Acceptance**

**17. RIGHT TO CONSULT AN ATTORNEY:** Seller and Buyer acknowledge they have the right to consult an attorney. Seller and Buyer understand and acknowledge that the Title Commitment and Owner Title Policy are not abstracts of title, title reports or representations of title. The Owner Title Policy is a contract of indemnity.

**18. PRORATIONS:** Property taxes, homeowner association dues and any other prorations have been prorated between Seller and Buyer. Seller and Buyer consent to the prorations as shown on the Settlement Statement. Seller and Buyer each agree that they may adjust any matters of reimbursement and prorations between



themselves and that Title Company shall have no further liability or obligation with respect to these prorations. Seller and Buyer agree to hold harmless Title Company from any claim or loss that may arise due to any proration adjustments.

19. **ACCEPTANCE OF REPAIRS:** If Seller and Buyer have previously agreed upon certain repairs to the Property prior to closing, both parties affirm that all agreed upon repairs have been completed and paid in full. Seller and Buyer agree to hold harmless Title Company from any claim or loss related to repairs.
20. **CLOSING DISCLAIMER:** Seller and Buyer/Borrower each understand and acknowledge that the above referenced transaction has not yet "closed". At this time, any change in possession of the Property takes place AT BUYER'S AND SELLER'S OWN RISK. THIS TRANSACTION HAS NOT "CLOSED" UNTIL:
  - (a) ALL TITLE REQUIREMENTS ARE COMPLETED TO THE SATISFACTION OF THE TITLE COMPANY;
  - (b) ALL NECESSARY DOCUMENTS ARE PROPERLY EXECUTED, REVIEWED AND ACCEPTED BY THE PARTIES TO THIS TRANSACTION INCLUDING THE LENDER, IF ANY, AND BY TITLE COMPANY;
  - (c) ALL FUNDS ARE COLLECTED AND DELIVERED TO AND ACCEPTED BY THE PARTIES TO WHOM THEY ARE DUE AND ALL NECESSARY DOCUMENTS ARE FILED OF RECORD IN THE APPROPRIATE PUBLIC RECORDS.
21. **ERRORS AND OMISSIONS COMPLIANCE AGREEMENT:** Seller and Buyer each understand and acknowledge that Title Company is relying on information provided by third parties. Seller and Buyer agree to adjust for any errors and/or omissions relating to such third-party information. This includes but is not limited to any adjustments for loan payoffs, creditor payoffs, property tax payments, water bill prorations, insurance premiums, repair bills or any undisclosed monies to be collected. Seller and Buyer agree to provide Title Company with any additional funds for which they are responsible within five business days. Seller and Buyer agree that if Title Company discovers clerical or typographical errors in any of the closing documentation, correction will be necessary. Seller and Buyer agree to timely re-execute or initial any correction documents.

**Seller and/or Buyer understand and acknowledge:**

1. The Title Company is issuing title insurance policies and/or closing the transaction in reliance on their respective representations made in this affidavit.
2. Title Company would not issue one or more of the Policies or close the transaction and that such statements and agreements have been made as a material inducement for the issuance of the Policies and the closing of the transaction. Seller and/or Buyer shall be responsible to Title Company for and shall indemnify and hold harmless Title Company against any loss, costs or liability that may be incurred by Title Company due to any of the statements contained herein not being true.

Further, Seller and/or Buyer are aware of the penalties of perjury under Federal Law, which includes the execution of a false affidavit, pursuant to 18 U.S.C.S., Section 1621 wherein it is provided that anyone found guilty shall not be fined more than \$2,000 or imprisoned not more than 5 years or both. Seller and/or Buyer are also aware the perjury in the execution of a false affidavit is a criminal act pursuant to Section 37.02 of the Texas Penal Code. Finally, Seller and/or Buyer are also aware that under Section 32.46 of the Texas Penal Code, a person commits an offense, if with intent to defraud or harm a person, he by deception, causes another to sign or execute any document affecting property or service of the pecuniary interest of any person, and that an offense under such Section is a felony of the third degree which is punishable by a fine of \$5,000 and confinement in the Texas Department of Corrections for a term of not more than 10 years or less than 2 years.



Silverado Hills, Ltd., a Texas limited partnership  
 By: Sand Hill Enterprises, Inc., a Texas corporation  
 Its: General Partner

La Vernia One, LLC,  
 a Texas limited liability company

BY: [Signature]  
 Pat Gardner, Manager

BY: \_\_\_\_\_  
 Dwight A. Koepp, President

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

Date: 4-1-25

Forwarding Address:

Forwarding Address:

P.O. Box 399 \_\_\_\_\_

1739 Eagle Meadow \_\_\_\_\_

La Vernia, TX 78121 \_\_\_\_\_

San Antonio, TX 78248 \_\_\_\_\_

Effective Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF WILSON §

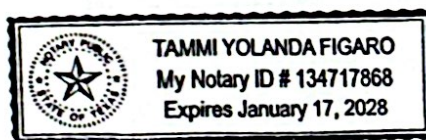
SWORN TO AND SUBSCRIBED BEFORE ME on this \_\_\_\_\_ day of April, 2025, by Dwight A. Koepp, President.

\_\_\_\_\_  
 Notary Public, State of Texas

STATE OF TEXAS §  
 COUNTY OF ~~WILSON~~ Bexar §

SWORN TO AND SUBSCRIBED BEFORE ME on this 1st day of April, 2025, by Pat Gardner, Manager.

[Signature]  
 Notary Public, State of Texas



## General Warranty Deed

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

## General Warranty Deed

Date: April 1, 2025

**Grantor:** Silverado Hills, Ltd., a Texas limited partnership

**Grantor's Mailing Address:**

P.O. Box 432  
La Vernia, Texas 78121

**Grantee:** La Vernia One, LLC, a Texas limited liability company

**Grantee's Mailing Address:**

1739 Eagle Meadow  
San Antonio, Texas 78248

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Lot 7A-2, Silverado Hills Commercial Park, as shown on the plat of record in Volume 9, Page 41, and as amended in Volume 10, Page 46, and second amended in Volume 10, Page 86, recorded in the Map and Plat Records of Wilson County, Texas.

**Reservations from Conveyance:**

None

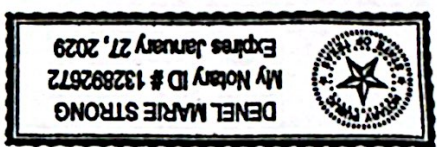
**Exceptions to Conveyance and Warranty (to the extent that same remain valid and pertinent to the Property. These exceptions do not constitute a ratification, adoption or revival of any expired or terminated interest):**

1. Easements, Right-of-Ways and all matters shown on Plat of Silverado Hills Commercial Park, as shown on the plat of record in Volume 9, Page 41, and as amended in Volume 10, Page 46 and Volume 10, Page 86, Plat Records of Wilson County, Texas.
2. The restrictions, reservations, covenants, easements and set-back provisions contained in the Restrictions for Silverado Hills Commercial Park, dated October 21, 2004, recorded in Volume 1249, Page 28, Official Records of Wilson County, Texas.



General Warranty Deed  
Page 2

PREPARED IN THE OFFICE OF:  
Robert Harvey & Associates, PC  
503 Bluebonnet Rd.  
La Vernia, Texas 78121



*Denel Marie Strong*  
Notary Public, State of Texas  
My commission expires: 1/27/2029

This instrument was acknowledged before me on April 11<sup>th</sup>, 2025,  
by Dwight A. Koeppe, as the President of Sand Hill Enterprises, Inc., a Texas corporation, the General Partner,  
of Silverado Hills, Ltd., a Texas limited partnership, on behalf of said corporation and limited partnership.

STATE OF TEXAS )  
COUNTY OF WILSON )

ACKNOWLEDGMENT

By: *Dwight A. Koeppe* Dwight A. Koeppe, President  
Silverado Hills, Ltd., a Texas limited partnership  
By: Sand Hill Enterprises, Inc., a Texas corporation  
Its: General Partner

When the context requires, singular nouns and pronouns include the plural.  
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions  
to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and  
singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and  
Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors  
to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and  
assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except  
as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.



**SURVEYOR'S NOTE:** BEARINGS ARE BASED ON THE SUBDIVISION PLAT OF SILVERADO HILLS COMMERCIAL PARK, SECOND AMENDED.

**NOTE:**

THIS PLAT SHOWS THE LOCATION OF EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS SET FORTH IN SCHEDULE "B" OF TITLE COMMITMENT OF NO. W-2024-12-0684 AS FURNISHED BY TITLE EXPRESS, INC.  
EFFECTIVE DATE: NOVEMBER 4, 2024  
PROPOSED INSURED: PAT GARDNER

**ZONING:** C-1 RETAIL

MAXIMUM BUILDING HEIGHT: 30'

PARKING SPACES: VARIES PER USE

**SURVEYOR'S NOTE:**

NO BUILDINGS OBSERVED ON THIS PROPERTY.

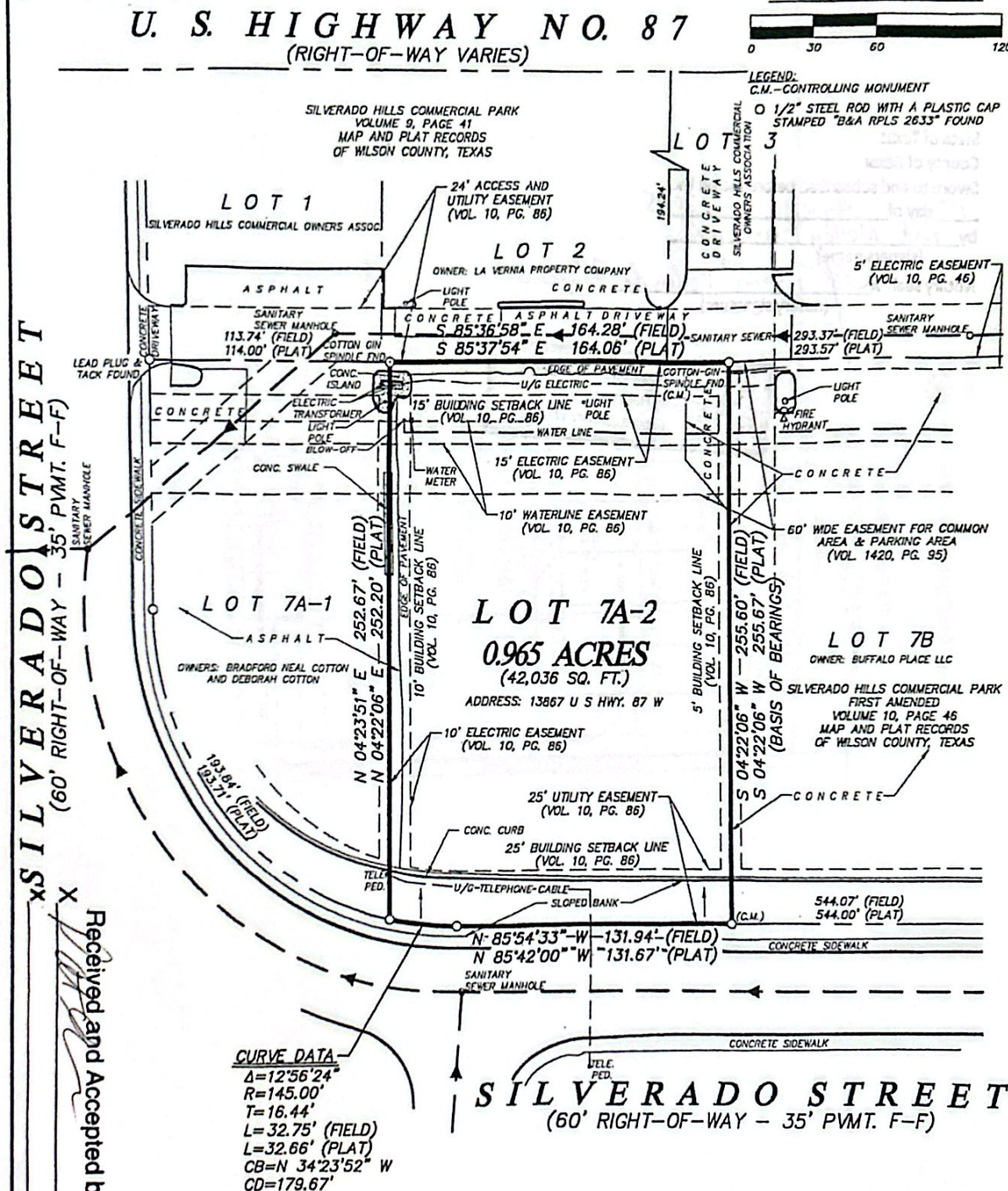
**FLOOD NOTE:**

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS INDICATED ON FEMA FLOOD INSURANCE RATE MAP NO. 48493C 0150 D DATED JULY 19, 2023.  
NOTE: ZONE "X" IS NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE.

**RESTRICTIVE COVENANTS:**

VOLUME 1249, PAGE 28  
OFFICIAL PUBLIC RECORDS  
OF WILSON COUNTY, TEXAS.

SCALE: 1" = 60'



SURVEY PREPARED FOR:

BUYER: PAT GARDNER

**PLAT SHOWING:**

LOT 7A-2, SILVERADO HILLS COMMERCIAL PARK, SECOND AMENDED, CITY OF LA VERNIA, WILSON COUNTY, TEXAS  
13867 US HWY, 87 W

**Reference:**

VOLUME 10, PAGE 86,  
MAP AND PLAT RECORDS  
OF WILSON COUNTY, TEXAS.



PREPARED BY:

**BERGER LAND SURVEYING**

TBPELS FIRM NO. 10171400  
172 ROSEWOOD DRIVE  
LA VERNIA, TEXAS 78121-4756  
PHONE (830) 217-4228  
EMAIL: jberger.bls@gmail.com  
WWW.BERGERLANDSURVEYING.COM

**ALTA/NSPS LAND TITLE SURVEY**

STATE OF TEXAS  
COUNTY OF WILSON

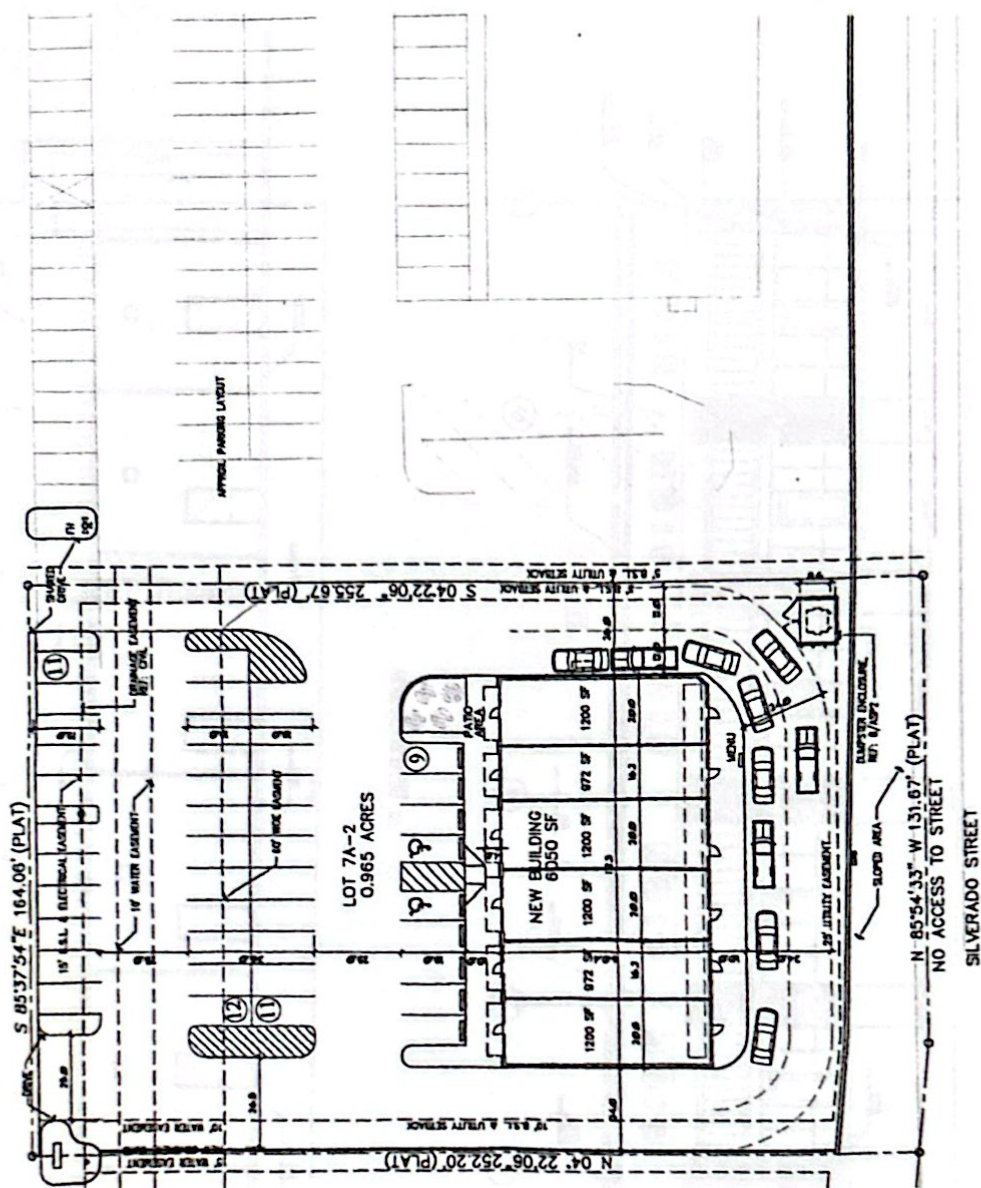
TO PAT GARDNER AND TITLE EXPRESS, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK WAS COMPLETED ON DECEMBER 26, 2024.

This 2ND day of JANUARY, 2025 A.D.

*Jeffrey B. Berger, P.L.S.*  
JEFFREY B. BERGER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5558  
FILE NAME: BLS24205\_FINAL.DWG Job No. BLS24205



01 ARCHITECTURAL SITE PLAN



MAULDIN ARCHITECTS, PLLC  
12862 FM 87, Ste. 200  
LA VERNE, TEXAS 78121  
PHONE: 281.333.9997  
FAX: 281.333.9998  
WWW.MAULDINARCHITECTS.COM

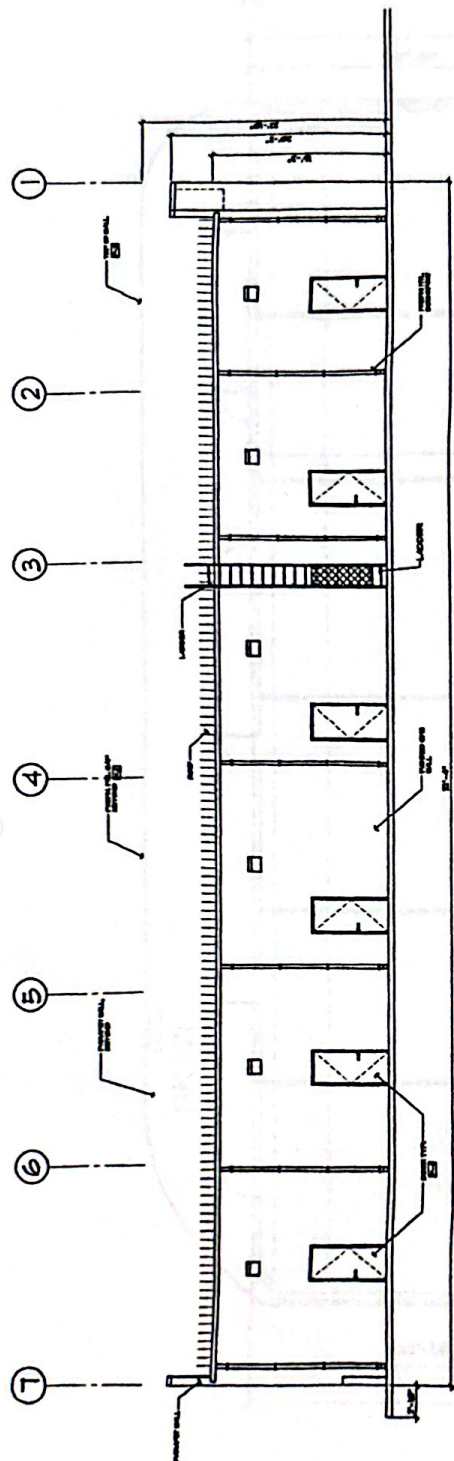
PERMANENT  
CONSTRUCTION  
REGULATORY  
APPROVAL  
MICHAEL D. MAULDIN  
TOLU #16173

NEW RETAIL BUILDING  
12862 FM 87, Ste. 2  
La Verne, Texas 78121

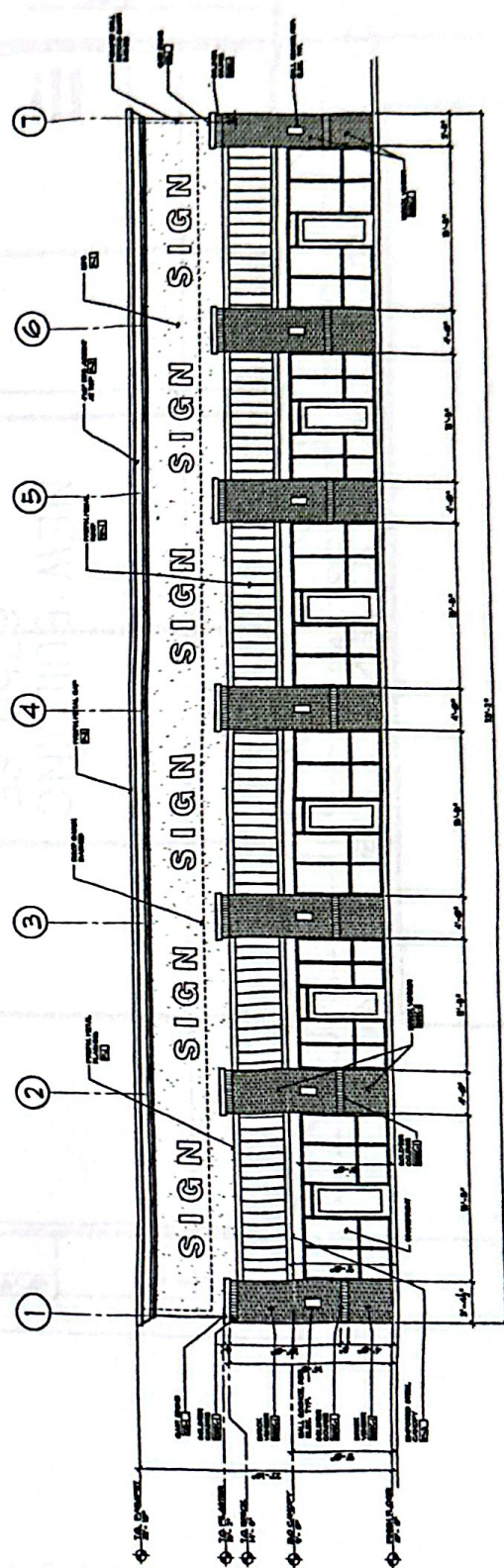
REVISIONS	DATE	DESCRIPTION

SHEET TITLE:  
ELEVATIONS

SHEET NUMBER:  
A2.1

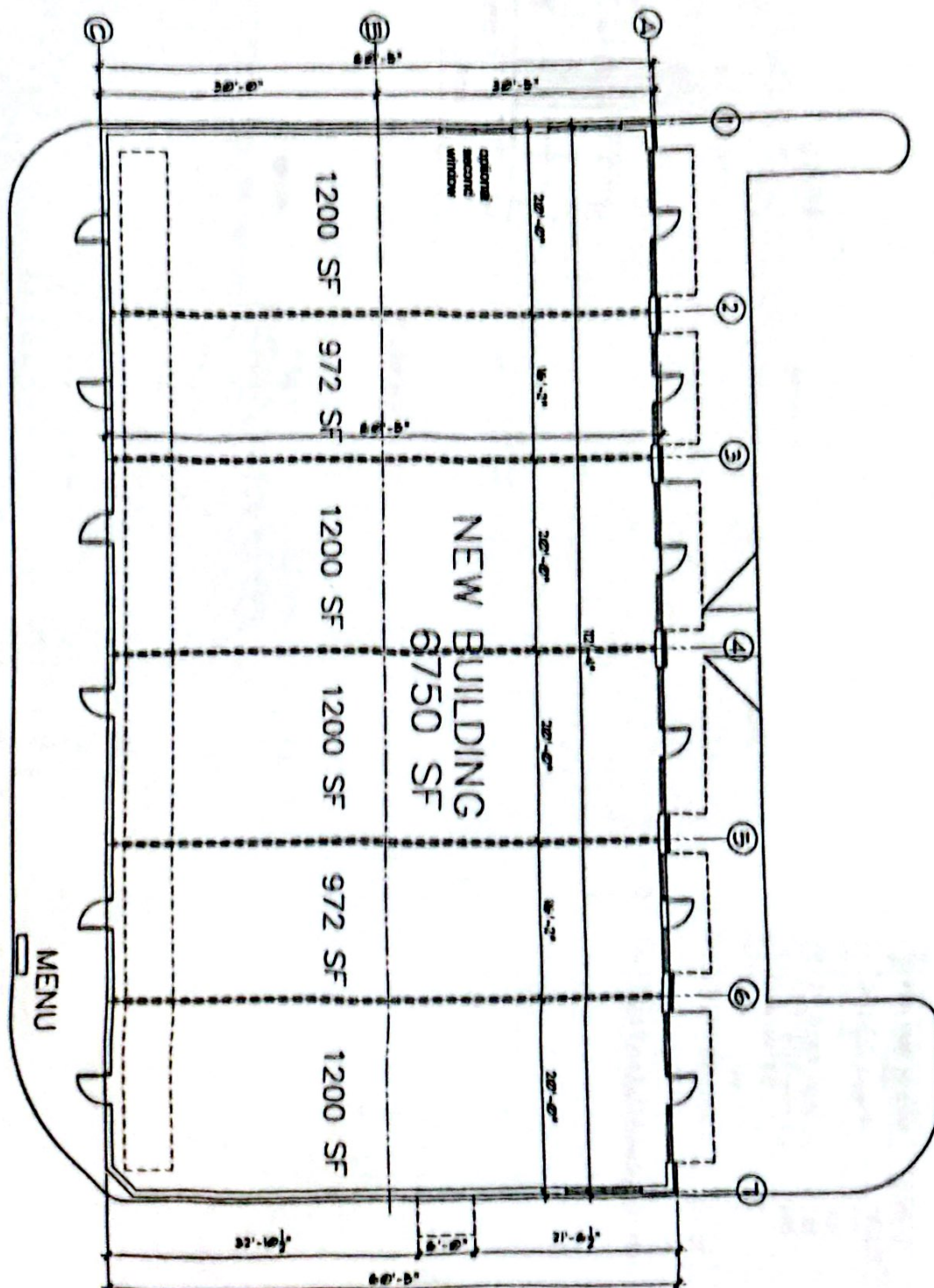


02 REAR ELEVATION

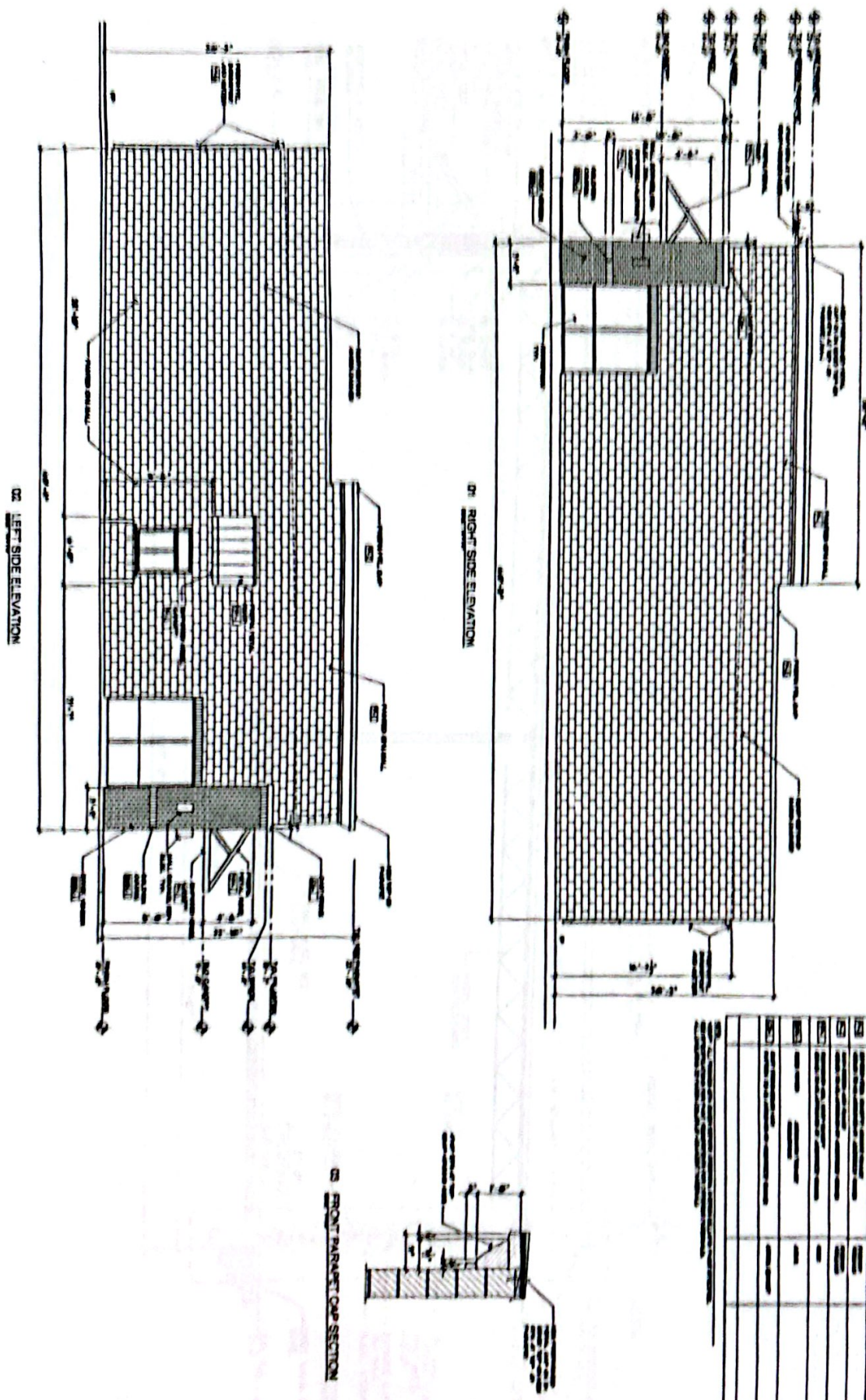


01 FRONT ELEVATION





01 FLOOR PLAN 1



MATERIAL SCHEDULE	
1	BRICK, COMMON, 8" x 8" x 16"
2	CONCRETE, 4" THICK
3	CONCRETE, 6" THICK
4	CONCRETE, 8" THICK
5	CONCRETE, 10" THICK
6	CONCRETE, 12" THICK
7	CONCRETE, 14" THICK
8	CONCRETE, 16" THICK
9	CONCRETE, 18" THICK
10	CONCRETE, 20" THICK
11	CONCRETE, 22" THICK
12	CONCRETE, 24" THICK
13	CONCRETE, 26" THICK
14	CONCRETE, 28" THICK
15	CONCRETE, 30" THICK
16	CONCRETE, 32" THICK
17	CONCRETE, 34" THICK
18	CONCRETE, 36" THICK
19	CONCRETE, 38" THICK
20	CONCRETE, 40" THICK





## City of La Verne: Municipal Development

## City Staff Phone Directory

---

Department	Name & Email	Phone
Admin Assistant	Jennifer Mair	830-779-4541
Chief of Police	Donald Keil	830-779-4541 x 1
City Mayor	Martin Poore	830-460-3389
City Administrator	Lindsey Wheeler	830-779-4541 x 5
City Secretary	Madison Farrow	830-779-4541 x 3
Code Enforcement	Alejandra Banda	830-779-4541 x 2
Director of Public Works	Josh Delazerda	830-251-9559
Executive Director of the Municipal Development District	Felicia Carvajal	830-779-4541 x 1
Finance Administrator	Jenny Begole	830-779-4541 x 4
Municipal Court Clerk	Alejandra Banda	830-779-4541 x 2



# LEGAL PUBLIC NOTICE

## NOTICE OF PUBLIC HEARING PROPOSED SPECIFIC USE PERMIT

Section 5, Item A.

### LA VERNIA PLANNING AND ZONING COMMISSION AND LA VERNIA CITY COUNCIL

Notice is hereby given that the City of La Vernia Planning and Zoning Commission will conduct a Public Hearing at 6:30 P.M. on the 6th day of May 2025; and the La Vernia City Council will conduct a Public Hearing at 6:30 P.M. on the 8th day of May 2025; with both Hearings to be held at the La Vernia City Hall, 102 East Chihuahua Street, La Vernia Texas 78121 at which time all interested parties shall have the opportunity to be heard with respect to the following proposed change for the property described as follows:

***Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district*** for the property described as 13867 US HWY 87 W STE 2 LA VERNIA TEXAS 78121 ***legally known as*** SILVERADO COMMERCIAL PARK, LOT 7A-2, ACRES .962





## NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission and the La Vernia City Council will hold a public hearing at the request of **LA VERNIA ONE LLC** regarding the space specifically known as:

13867 US HWY 87 W STE 2 LA VERNIA, TX 78121 *legally known as SILVERADO HILLS COMMERCIAL PARK, LOT 7A-2, ACRES .962, and more specifically described in the attachment*

Request: *A Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district*

Because your property is located within 200 feet of the request, State Law requires that we notify you of the public hearing. ***However, the zoning of your property will not be affected.*** The public hearing process allows an opportunity to provide your written opinion of the request. This will aid the Planning Commission in making a recommendation to City Council.

A public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, May 6th, 2025 at 6:30 PM and City Council on Thursday, May 8th, 2025 at 6:30 PM. Both meetings will be held at 102 E. Chihuahua St., Council Chambers, and are open to the public. To submit written comments please complete the information below, including your signature, and return prior to or on the date of the meetings respectively.

Mail: City of La Vernia  
Madison Farrow  
PO Box 225  
La Vernia, Texas 78121

Email: [MFarrow@lavernia-tx.gov](mailto:MFarrow@lavernia-tx.gov)

**If you have questions, please call Madison Farrow at (830) 779-4541 ext. 5.**

\_\_\_\_\_  
Madison Farrow, City Secretary

---

### YOUR OPINION MATTERS – DETACH AND RETURN

**circle one**

I am **(in favor)** **(opposed)** to the proposed *Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district* for the property described as 13867 US HWY 87 W STE 2 LA VERNIA, TX 78121 *legally known as SILVERADO HILLS COMMERCIAL PARK, LOT 7A-2, ACRES .962, and more specifically described in the attachment*

Name: \_\_\_\_\_

Address: \_\_\_\_\_

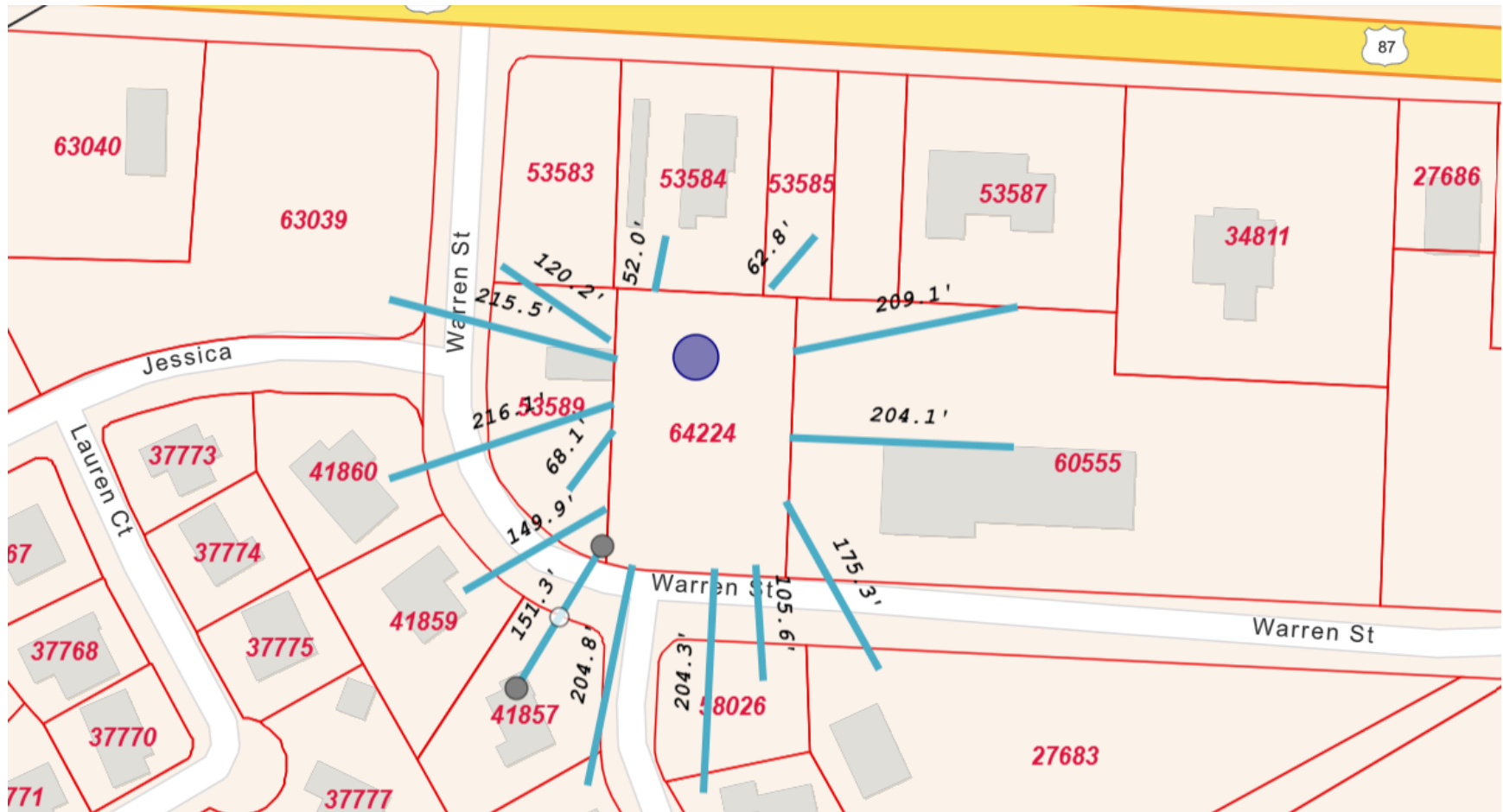
Signature: \_\_\_\_\_

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

Comments: \_\_\_\_\_

**By State Law – Unsigned submission cannot be counted as official comment.**





## 1- Property Location

**Situs Number:** 13907

**Situs Street Prefix:**

**Situs Street Name:** US HWY 87 W

**Situs Street Suffix:**

**Situs City:** LA VERNIA

**Situs State:** TX

**Situs Zip:** 78121

## Owner Information

**Owner Name:** SILVERADO HILLS COMMERCIAL OWNERS ASSOC

## 2-Property Location

**Situs Number:** 13887

**Situs Street Prefix:**

**Situs Street Name:** US HWY 87 W

**Situs Street Suffix:**

**Situs City:** LA VERNIA

**Situs State:** TX

**Situs Zip:** 78121

## Owner Information

**Owner Name:** LA VERNIA PROPERTY COMPANY

## 3-Property Location

**Situs Number:** 13849

**Situs Street Prefix:**

**Situs Street Name:** US HWY 87 W

**Situs Street Suffix:**

**Situs City:** LA VERNIA

**Situs State:** TX

**Situs Zip:** 78121

## Owner Information

**Owner Name:** GVEC

## 4-Property Location

**Situs Number:** 13857

**Situs Street Prefix:**

**Situs Street Name:** US HWY 87 W

**Situs Street Suffix:**

**Situs City:** LA VERNIA

**Situs State:** TX

**Situs Zip:** 78121

## Owner Information

**Owner Name:** BUFFALO PLACE LLC

**Mailing Address:** 1337 WINDING WAY

## 5-Property Location

**Situs Number:** 309

**Situs Street Prefix:**

**Situs Street Name:** SILVERADO ST

**Situs Street Suffix:**

**Situs City:** LA VERNIA

**Situs State:** TX

**Situs Zip:** 78121

## Owner Information

**Owner Name:** LA VERNIA MEDICAL BUILDING LLC

## 6-Property Location

**Situs Number:** 101

**Situs Street Prefix:**

**Situs Street Name:** ALEXANDRIA ST



**Situs Street Suffix:**

**Situs City:** LA VERNIA

**Situs State:** TX

**Situs Zip:** 78121

## Owner Information

**Owner Name:** RITCHIE MATTHEW PHILIP & LILIANA

**Mailing Address:** 125 MICAH PT UNIT A

**Mailing Address City:** LA VERNIA

**Mailing Address State:** TX

**Mailing Address Zip:** 78121

## 7-Property Location

**Situs Number:** 108

**Situs Street Prefix:**

**Situs Street Name:** ALEXANDRIA ST

**Situs Street Suffix:**

**Situs City:** LA VERNIA

**Situs State:** TX

**Situs Zip:** 78121

## Owner Information

**Owner Name:** MALONE SHIRLEY FAY (TOD)

## 8-Property Location

**Situs Number:** 100

**Situs Street Prefix:**

**Situs Street Name:** ALEXANDRIA ST

**Situs Street Suffix:**

**Situs City:** LA VERNIA

**Situs State:** TX

**Situs Zip:** 78121

## Owner Information

**Owner Name:** HAASS DAVID S & PAIGE E

## 9-Property Location

**Situs Number:** 209

**Situs Street Prefix:**

**Situs Street Name:** SILVERADO ST

**Situs Street Suffix:**

**Situs City:** LA VERNIA

**Situs State:** TX

**Situs Zip:** 78121

## Owner Information

**Owner Name:** JOHNSON MELISSA V & JEFFREY W

## 10-Property Location

**Situs Number:** 205

**Situs Street Prefix:**

**Situs Street Name:** SILVERADO ST

**Situs Street Suffix:**

**Situs City:** LA VERNIA

**Situs State:** TX

**Situs Zip:** 78121

## Owner Information

**Owner Name:** MARTINEZ RANDY JOE & LAURA LOPEZ MARTINEZ

## 11-Property Location

**Situs Number:** 13867

**Situs Street Prefix:**

**Situs Street Name:** US HWY 87 W

**Situs Street Suffix:**

**Situs City:** LA VERNIA

**Situs State:** TX

**Situs Zip:** 78121

## Owner Information

**Owner Name:** COTTON BRADFORD NEAL & DEBORAH

**ORDINANCE NO. 061225-01  
WATER AND WASTEWATER IMPACT FEES**

**AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS, AMENDING THE CITY CODE OF ORDINANCES CHAPTER 36 WATER AND WASTEWATER IMPACT FEES.**

**WHEREAS**, the City Council adopted impact fees on July 27, 2023; and

**WHEREAS**, the City Council has determined the existing impact fees need to be amended to provide infrastructure services to the future population; and

**WHEREAS**, the City Council will utilize the amended impact fees in the areas of water and wastewater for future development to generate income to pay for a portion of the future infrastructure; and

**WHEREAS**, the City Council finds that the city has complied with said statute in the notice, adoption, promulgation, and methodology necessary to amend Impact Fees;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:**

**SECTION 1** The City's Code of Ordinances Chapter 36, Article IV, sections 36-435 and 36-449 are hereby amended by adopting amended impact fees as provided for in the attached **Exhibit A**.

**SECTION 2** This Ordinance shall be and is hereby declared to be cumulative of all other Ordinances of the City, and this Ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

**SECTION 3** If any sentence, section, subsection, clause, phrase, part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part declared to be invalid.

**SECTION 4** The repeal or amendment of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue or as affecting any rights of the City of La Vernia under any section or provisions of any ordinances in effect at the time of passage of this ordinance.

**SECTION 5** Any person violating the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of La Vernia, Texas, or any other Court of proper jurisdiction, shall be subject to a fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense, except however, where a different penalty has been established by state law for such offense the penalty shall be that fixed by state law, and for any offense which is a violation of any provision of law that governs fire safety, zoning, or public health and sanitation, including the dumping of refuse, the penalty shall be a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day said violation is continued shall constitute a separate offense. Any violation of this Ordinance can be enjoined by a suit filed in the name of the City in a court of competent jurisdiction, and this remedy shall be in addition to the penal provision in this Ordinance.

**SECTION 6** This Ordinance shall become effective immediately upon its passage, approval, and publication as provided by law.

**PASSED AND ADOPTED this 12th day of June 2025.**

Martin Poore, Mayor  
City of La Vernia

**ATTEST:**

Madison Farrow, City Secretary  
City of La Vernia

**APPROVED AS TO FORM:**

City Attorney  
City of La Vernia

## Exhibit A

**MEMORANDUM****To:** Honorable Mayor and City Council**Department:** Administration**Date:** May 8, 2025**Subject:** Preliminary Water and Wastewater Impact Fee Update

---

**Background**

As part of the City of La Vernia's regular review and update of development-related impact fees, staff is preparing preliminary figures for **water and wastewater impact fees**. These fees help ensure that new development contributes fairly to the cost of infrastructure expansion required to support growth.

The Planning and Zoning Commission is serving as the **Impact Fee Advisory Committee**, consistent with their role during the previous update cycle. Their initial meeting took place on **Tuesday, May 6th at 6:30 p.m.**, where they reviewed draft data and began discussions on the report. They will determine whether an additional meeting is needed prior to finalizing the recommendation.

---

**Current Status**

- **Preliminary numbers** for water and wastewater impact fees have been developed and are being shared for Council's review.
- **Drainage impact fee data** is still pending. Our consultant, Morgen, will provide those figures once finalized and they will be added to the overall report.
- This update is **informational only** — no Council action is required at this time.

---

**Next Steps**

A **formal public hearing** on the full set of proposed impact fees is scheduled for **June 12, 2025**. At that time, City Council will consider the final recommendations and be asked to take action.

---

Please contact staff with any questions or input ahead of the hearing. We appreciate Council's continued support in ensuring responsible infrastructure planning and sustainable growth.

# DRAFT

## City of La Vernia

### WATER, WASTEWATER & DRAINAGE CAPITAL IMPROVEMENT PLAN AND IMPACT FEE STUDY

May 2025  
SWE Project No. 0200-051-25

**City of La Vernia**  
PWS #2470004  
P. O. Box 225  
La Vernia, TX 78121-0225  
Phone: (830) 779-4541  
The Honorable Martin Poore, Mayor  
Lindsey Wheeler, City Administrator

Prepared by:



**Southwest  
Engineers**

307 St. Lawrence  
Gonzales, TX 78629  
Phone: 830.672.7546  
[www.swengineers.com](http://www.swengineers.com)  
TPBE No. F-1909



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## Introduction

The City of La Vernia continues to expand and aims to maintain adequate infrastructure and means to provide water and wastewater services.

The City of La Vernia has authorized Southwest Engineers, Inc. to amend the previously approved Impact Fee Study to meet current demand and add stormwater drainage to minimize the need for bonds to fund projects created by new development. The following report will identify system improvements and facility expansion that are necessary for the next 10 years. The previous *Impact Fee Study* was completed and adopted by the city in 2023, for the water and wastewater systems. A Preliminary Drainage Report was prepared in April 2022 by Southwest Engineers and provided a basis for the Stormwater Drainage Impact Fee Analysis. Due to the increased number of service requests and increased construction costs, the Impact Fees have been reevaluated and proposed in the following sections.

Impact fees are charged based on capital improvements deemed necessary due to the projected increase in the number of connections over a developmental period not to exceed 10 years. The term “capital improvements” refers to the improvements made to water, wastewater, and drainage systems (including facility expansions) with a life expectancy of three or more years and the corresponding engineer, whether or not located within the service area.

# Water

## Methodology and Projected Growth

The water service area for the City of La Vernia is bounded by their current CCN, which encompasses approximately 4,750 acres (of which approximately 1,850 acres are located with the FEMA 100-year floodplain). It is projected that the majority of the growth will occur due to development in the form of residential subdivisions, with some retail/commercial developments and schools to serve the growing population. Growth within the next ten years is expected to be located on the west and southeast side of town, where large tracts are being purchased by potential developers. The water and wastewater land use exhibit in Appendix A shows the areas of potential large development, including areas with active service requests. All existing infrastructure has sufficient capacity to provide service to the current customers, however additional infrastructure will be necessary to serve the proposed developments. Historically a 3% growth rate has been expected, however new growth projects show that the city can expect a >10% growth rate in the area south of FM 775 on the south side of La Vernia. Service request received by the city indicates a similar growth rate west of FM 1346 on the west side of the city. Neighboring water systems have seen growth rates of 15% in recent years with the development moving towards La Vernia.

The water and wastewater Capital Improvement fees are determined based on the portion of the capital expense that would serve one Living Unit Equivalent (LUE). A LUE is defined as the typical flow that would be produced by a small single-family residence and is assumed to represent three people living in a residence.

### Area North of Cibolo Creek

The area north of Cibolo Creek includes approximately 1,700 acres with 850 acres located outside of the floodplain. Although the area is within La Vernia's CCN, there are currently no existing customers served or requests for service north of Cibolo Creek. For La Vernia to provide this area with water service it would require significant improvements. At this time, the area as shown on *Exhibit A* is not being studied. An impact fee assessment would be completed upon a service request in the area.

## Existing Water Infrastructure

The existing infrastructure remains unchanged from the previously impact fees study except for the completion of the following projects from the previous impact fee study. The current infrastructure serves the City's existing 836 meter or 1,337 LUE's. Below is the status of the water improvements from the previous study:

- Improvement 1: Woodcreek Elevated Storage Tank – Complete
- Improvement 2: 12-Inch Main from Filter Plant to Old Elevated Tank- Complete
- Improvement 3: 16-Inch Main from Filter Plant to Elevated Tank – Not Complete
- Improvement 4: Well #8 – Not Complete
- Improvement 5: 12- Inch Pipeline from Well #8 to Well #7– Not Complete
- Improvement 6: Filter Plant Upgrade – Not Completed

## Capital Improvements Projects

The City of La Vernia will need to make several improvements to their water system to be able to serve the projected growth of their service area over the next ten years. While the existing infrastructure has sufficient capacity for current customers, watermain, well, and filter plant will be necessary to serve areas of growth outside the city limits. A 10-year Capital Improvements Plan was developed to identify the projects that will need to be completed to accommodate the proposed growth. The subsequent paragraphs provide the details of each of these projects, followed by a summary of this list and the associated costs in Table 1, a full breakdown of costs in *Appendix B* and a location map of these improvements can be found in *Appendix C*.

### Project 1 - Woodcreek Elevated Storage Tank

Project 1 is a 500,000-gallon Elevated Tower located in the Woodcreek Subdivision off Woodcreek Drive. The elevated tank provides adequate water pressure to the entire City of La Vernia including flows required for fire flow. This tower was completed in 2020 and was oversized as part of the Capital Improvement Plan to serve future development. The Elevated Tower provides capacity for 2,500 LUE's without the need for ground storage capacity.

### Project 2 - 12-Inch Main from Filter Plant to Old Elevated Tank

Project 2 is a 12" water main supply line from the filter plant to the Old Elevated Tank. The existing 6" parallel main is limited to about 300 gpm and a bottleneck in the City of La Vernia's water supply. The 12" main increased the water supply to the city by allowing more water to be pumped from the filter plant and available to handle the additional supply from future wells once drilled.

### Project 3 - 16-Inch Main from Filter Plant to Elevated Tank

Project 3 is a 16" water main from the end of the 12" water line at the old elevated storage tank in Project 2 directly to the Woodcreek elevated tank. This supply line will be installed in private easement and will allow for increased flows to the elevated tank. This line will also reduce the pumping pressure at the filter plant and alleviate any future pressure issue during pumping. This waterline would service the LUE's served by the Elevated Tower.

### Project 4 - Well #8

Project 4 is the installation of Well #8. This project includes the acquisition of land and water rights, installation of an approximately 400gpm well, and permitting through Evergreen Underground Water Conservation District. It is proposed for the water well will be placed on the Aultman's property, located between current wells #6 and #7. The water well will provide water for an additional 1,000 LUE's.

### Project 5 - Well #9

Project 4 is the installation of Well #9. This project includes the acquisition of land, installation of an approximately 400gpm well, and permitting through Evergreen Underground Water Conservation District. It is proposed for the water well will be placed on the Callaway's property, the same tract of land as existing well #7. Well #9 will be located approximately 900'

off the county road, requiring a line extension to tie the well into the existing 10" line along County Road 342. The water well will provide water for an additional 1,000 LUE's.

### **Project 6 - Filter Plant Expansion**

Project 6 is the expansion of the current filter plant to treat the proposed Well #8 and Well #9. The current operation at the plant is limited to about 885 gpm with 2- 7' diameter filters and 2- 8' diameter filters. It is recommended to add 2- 10' diameter filters at 400 gpm per filter for 800 gpm of additional treatment capacity (Wells #8 & #9). These filters would serve an additional 2,000 LUE's.

### **Project 7 - Alternate Well Capacity Study**

Project 7 is the completion on an Alternate Well Capacity Study with TCEQ. Based on preliminary studies it appears La Vernia utilizes 0.4gpm per LUE instead of the TCEQ standard 0.6gpm. A granted alternate capacity study by TCEQ would allow La Vernia to serve an additional 650 connections utilizing the existing wells.

### **Project 8 - 16-Inch Main from Woodcreek Elevated Storage Tank to FM 775**

Project 8 is the installation of a 16" water main from the Woodcreek Elevated Storage Tank north to FM 775. A proposed 16" line will allow greater flows into town and to the development on the west side of town.

### **Project 9 - 8-Inch Loop Completion on US 87 at 1346**

Project 9 is the completion on the 8" loop along US 87 on the west side of town. The current water distribution system has an 8" line on either side of FM 1346, however there is no crossing of the FM road. The proposal is to complete the loops allowing for additional flows west of town as development continues. This line will allow additional flows to serve 1,500 LUEs.

### **Project 10 - 12-Inch Line Extension on US 87 West of 1346**

Project 10 is a 12" line extension on US 87 extending west from the existing 8" line west of FM 1346. Currently there is no water infrastructure that serves west of HEB on US Hwy 87. The proposed 12" line will provide service to the west side of La Vernia's CCN and allow for service to the planned new developments.

### **Project 11 - Emergency Water Source**

Project 11 is to secure a new emergency water source for the City of La Vernia. The current CRWA contract expires in 2030, although the City will be able to provide water for all proposed connections with the 2 proposed well emergency water will be required. Emergency water would be used if there is an issue with a well reducing the flow, and issue with the 10" well transmission pipeline or an issue at the filter plant. The new emergency water source will be secured to provide water for the city.

### **Project 12 - New Meter Infrastructure**

Project 12 the city plans to install new AMR meters and meter infrastructure. The meter infrastructure is a capital improvement, although the individual meter cost is not included. The infrastructure will allow city field staff to be better allocated time to maintenance and repairs of the water system and not reading meters. This will allow the city to provide service for additional customers without requiring more staff.

## Water Impact Fee Summary

The twelve projects identified above were used to calculate the proposed Water Impact Fee for the City of La Vernia. The opinion of probable cost for each project was determined, full cost estimates can be seen in Appendix B. Based on the LUEs identified to be served by each project the costs were divided into a proposed Impact Fee. Table 1 below shows the total project costs, LUEs served by the improvement and the Impact Fee (Price per LUE) of the project.

Table 1: Water Capital Improvement Summary

Water Impact Fee Summary Table			
Improvement	Cost	LUEs served by Improvement	Price per LUE
Project 1: Woodcreek Elevated Storage Tank	\$ 1,419,420	2500	\$ 567.77
Project 2: 12-Inch Main from Filter Plant to Old Elevated Tank	\$ 371,478	2500	\$ 148.59
Project 3: 16-Inch Transmission Main to Woodcreek Elevated Tank	\$ 1,700,800	2500	\$ 680.32
Project 4: Well #8	\$ 1,213,250	1000	\$ 1,213.25
Project 5: Well #9	\$ 1,342,250	1000	\$ 1,342.25
Project 6: Filter Plant Expansion	\$ 1,267,000	2000	\$ 633.50
Project 7: Alternate Capacity Exception for Well Capacity (TCEQ)	\$ 5,000	650	\$ 7.69
Project 8: 16-Inch Line extension from Woodcreek Elevated Tank to FM 775	\$ 368,100	2500	\$ 147.24
Project 9: Complete 8-Inch loop on 87 at FM 1346	\$ 310,800	1500	\$ 207.20
Project 10: 12-Inch Line extension on US 87 W	\$ 648,000	1500	\$ 432.00
Project 11: Emergency Interconnect	\$ 1,191,100	2000	\$ 595.55
Project 12: New AMR meter infrastructure	\$ 10,484	1000	\$ 10.48
<b>Total Water Impact Fee</b>			<b>\$ 5,985.85</b>

Based on the expected growth, the anticipated expenditures for associated capital improvements, and the number of LUEs each capital improvement will serve, The City of La Vernia would need to collect approximately \$5,985.85/LUE from all new water meters.

# Wastewater

## Methodology and Projected Growth

The current City of La Vernia wastewater service area is not bounded by a CCN and rather the City Limits & ETJ, it is understood that the city plans to provide wastewater to all water customers, with a wastewater CCN proposed to include all future developments served by the water infrastructure. The same land use and projected growth population apply for wastewater as explained above for Water.

There are no neighboring sewer CCN's that will limit the bounds of the sewer service area, based on topography a future proposed sewer service area what is shown in *Exhibit B* The wastewater impact fees are developed to only service the current water CCN with wastewater and Impact fees for the additional future sewer service area will be calculated at the time of the request. Like the water impact fees the area north of Cibolo creek although included in the Water CCN is not being studied at this time. This area would require significant improvements to the wastewater infrastructure to serve and an impact fee assessment will be completed upon a service request in the area.

## Existing Wastewater Infrastructure

Similar to the water the existing infrastructure remains unchanged from the previously impact fees study except for the completion of the following projects from the previous impact fee study. The current wastewater treatment plant and infrastructure is at 85% of capacity. Below is the status of the wastewater improvements from the previous study:

Improvement 1: 12-Inch Gravity Main from US 87 to WWTP- Not Completed

Improvement 2: 12-Inch Gravity Main US 87 South East – Not Completed

Improvement 3: West Side Improvements – Not Completed

## Capital Improvements Projects

The City of La Vernia will also need to make several improvements to their wastewater system to be able to serve the projected growth of their current water service area over the next ten years. While the existing infrastructure has sufficient capacity for current customers, a new wastewater treatment plant, expansion of the current wastewater treatment plant and new and upsized gravity mains will be necessary to serve areas of growth. A 10-year Capital Improvements Plan was developed to identify the projects that will need to be completed to accommodate the proposed growth. The subsequent paragraphs provide the details of each of these projects, followed by a summary of this list and the associated costs in Table 2, a full breakdown of costs in *Appendix D* and a location map of these improvements can be found in *Appendix E*.

### Project 1 – Upgrade Gravity Line from 87 to the Plant

The first project is the installation of a 15-inch gravity main in easement from Hwy 87 to the wastewater treatment plant. This sewer line will replace the existing 10-inch gravity main



serving the plant. The current line is at approximately 75% capacity and is the only line to the current WWTP. With the proposed growth the gravity line will not be able to handle the increased flows. The proposed line will serve an additional 1,500 LUEs over the current line capacity.

### **Project 2 – Upgrades to the existing WWTP**

The current WWTP in the City is permitted to 0.5 MGD however the plant is not built to the maximum discharge flow. The current plant is running at approximately 85% of the capacity with expansion required for any large development. To meet the maximum plant capacity expansions of the Aeration basin and clarifier are required. With the proposed development this capacity is critical to serving all the additional connections. The proposed improvement will allow for 1,500 additional LUEs to be served by the existing WWTP.

### **Project 3 – CCN Updates**

As previously stated in this report the Wastewater CCN does not match the area the city plans to serve. As service requests are received in order to service these areas the city will need to update their CCN.

### **Project 4 – Gravity Main South on 87 to the Chamber**

Project 4 is the installation of a 15-inch gravity main south of US 87. This main will extend sewer to service the existing residences and businesses along US Hwy 87 that currently do not have sewer service as well as provide sewer service for the new developments in this area. This main will tie into the new gravity main to the plant described above in Project 1. This main will serve 1,500 LUEs.

### **Project 5 – West End Wastewater Treatment Plant**

Project 5 is a new wastewater treatment plant west of the city to serve all development west of FM 1346. The wastewater treatment plant will be built in phases corresponding with development, but the first plant is recommended to be sized for 175,000 gpm. The process will include permitting, design and construction of the new plant. Additionally, the new plant will elevate the need for additional capacity at the HEB lift station. The first phase of this project will serve 1,000 LUEs.

### **Project 6 – 15- Inch Gravity across US 87 on West End**

Project 6 is a new gravity main feeding into the new WWTP proposed in project 5. The gravity main will extend from the proposed plant location south across US 87. This will provide service to the development south of 87. This gravity main is being sized to serve 1,000 LUE's.

## **Wastewater Impact Fee Summary**

As seen in the project descriptions above, due to the addition of the new WWTP on the west end all of the improvements do not serve development across the entire city. Due to this we have separated out the impact fees by area. The areas are shown on the map in Appendix E. The Central district includes the city center and much of the area that is already developed needing minimal upgrades to serve future growth, the East district is largely undeveloped by will be served utilizing the existing WWTP. The west district is all the new development that will be served by the proposed new plant in Project 5.

The opinion of probable cost for each project was determined, full cost estimates can be seen in Appendix D. Based on the LUEs identified to be served by each project the costs were divided into a proposed Impact Fee. Table 1 below shows the total project costs, LUEs served by the improvement and the Impact Fee (Price per LUE) of the project.

Table 2: Wastewater Capital Improvement Summary

Waste Water Impact Fee Summary Table			
Improvement	Cost	LUEs served by Improvement	Price per LUE
<b>Central</b>			
Project 1: Upgrade Gravity Line from 87 to plant to a 15-Inch	\$ 1,103,800	1500	\$ 735.87
Project 2: Upgrades to Wastewater Treatment Plant	\$ 3,944,500	1500	\$ 2,629.67
Project 3: CCN Updates	\$ 50,000	5000	\$ 10.00
<b>Total Central Area Wastewater Impact Fee</b>			<b>\$ 3,375.53</b>
<b>East</b>			
Project 1: Upgrade Gravity Line from 87 to plant to a 15-Inch	\$ 1,103,800	1500	\$ 735.87
Project 2: Upgrades to Wastewater Treatment Plant	\$ 3,944,500	1500	\$ 2,629.67
Project 3: CCN Updates	\$ 50,000	5000	\$ 10.00
Project 4: Gravity Main South on 87 to Chamber	\$ 996,100	1500	\$ 664.07
<b>Total East Area Wastewater Impact Fee</b>			<b>\$ 4,039.60</b>
<b>West</b>			
Project 3: CCN Updates	\$ 50,000	5000	\$ 10.00
Project 5: West End Wastewater Treatment Plant	\$ 5,599,500	1000	\$ 5,599.50
Project 6: 15- Inch Gravity Main across 87	\$ 473,600	1000	\$ 473.60
<b>Total West Area Wastewater Impact Fee</b>			<b>\$ 6,083.10</b>

Based on the expected growth, the anticipated expenditures for associated capital improvements, and the number of LUEs each capital improvement will serve (Table 2), The City of La Vernia would need to collect between \$3,375.53 - \$6,083.10/LUE from all new developments' dependent on their location within the city.

## Stormwater/ Drainage

### Stormwater Impact Fee Analysis

As the City of La Vernia grows, the addition of buildings, parking lots, and roadways will increase stormwater runoff during rainfall events. This increase directly impacts the City's stormsewer network. Stormwater impact fees allow a city to budget and allot money towards stormsewer upgrades required to keep the city stormsewer system of an adequate size to reduce and/or eliminate flooding risks within the City Limits. This impact analysis considers known drainage improvements as well as modifications and expansions to existing funded improvements that offer additional flood capacity to the City of La Vernia system.

### Stormwater Demand

Stormwater is not a demand-based utility like water, wastewater, electricity, and gas. Therefore, impact fees must be based upon the impact of impervious cover to the public drainage system. Existing and future land use projections are helpful in determining the impact of new developments as impervious cover percentages vary widely depending on land use. Higher percentages of impervious cover, as found in commercial developments, create more runoff during storm events and, therefore, have a greater impact than low-density single-family lots. Appendices F and G show the City's Existing Landuse Map and Future Landuse Plans, respectively.

### Stormwater Capital Improvements

The improvements described within this report are based on the April 2022 Overall Preliminary Drainage Report by Paul Viktorin, PE with Southwest Engineers. The methods and programs from that study were modified for this Impact Study to determine the size of improvements needed to serve the future full build-out of the City of La Vernia to a level of containing the 25-yr storm event. Only the areas of concern in the 2022 study were addressed in this study. A map of the projects can be seen in Appendix H. The following is a brief description of the projects included for this study:

#### **CIP D-1A – US87 Culvert Crossing West of HEB\***

Replacing culvert under US87 at HEB to contain the 25yr storm runoff.

#### **CIP D-2A – City Park/ISD Channel**

Construction of a 6' wide concrete bottom drainage channel with earthen sides at 12:1 slope within the City Park and La Vernia ISD property between FM1327 and San Antonio Road.

#### **CIP D-2B – San Antonio Low Water Crossing**

Reconstruction of the San Antonio Road low water crossing to a 25yr storm capacity structure.

#### **CIP D-2C – San Antonio to US87 Channel**

Construction of a concrete trapezoidal channel from the San Antonio Road crossing to the US87 culverts that contains the 25yr storm flow within a 30' easement.

**CIP D-2D – US87 Culvert Crossing @ Chihuahua Street\***

Replacing culvert under US87 at the Eastern intersection of Chihuahua Street to contain the 25yr storm runoff.

**CIP D-2E – Channel Downstream of US87**

Construction of a concrete trapezoidal channel that conveys the 25yr storm flow through the Hughes property to the north of US87 between Industrial Drive and W. Chihuahua Street.

**CIP D-5A – Channel to POA#1**

Construction of a 100' wide grass-lined trapezoidal channel that conveys the 25yr storm flow through the Workman property and to the culvert approximately 600ft north of Wiseman Lane.

**CIP D-5B – POA1 US87 Culvert\***

Replacing culvert under US87 approximately 600ft north of Wiseman Lane with a culvert system that contains the 25yr storm runoff.

**CIP D-5C – POA#1 to CR342 Channel**

Construction of a concrete trapezoidal channel that conveys the 25yr storm flow through the La Vernia Interests and Clausewitz property between US87 and CR342.

**CIP D-5D – POA#2 US87 Culvert\***

Replacing culvert under US87 approximately 120ft south of Wiseman Lane with a culvert system that contains the 25yr storm runoff.

*\* Note: There is potential for NFIP money from the TXDoT NFIP program to replace the culverts under US87 to the 25yr capacity or higher, however, that is a process that can take months or years to negotiate. At the date of this study, those negotiations had not yet started. The costs of the projects within TXDoT rights-of-way have not accounted for any TXDoT assistance. A re-evaluation of stormwater impact fees will be required if an agreement is made with TXDoT for the sharing of the cost of those improvements.*

**Service Units**

Drainage improvements are directly related to the amount of runoff which is directly related to the amount of impervious cover constructed. Therefore, service units should be based upon the correlation between impervious cover and the capacity of the stormwater system. The City's service units for stormwater will be one (1) service unit per one thousand (1,000) square feet of impervious cover. The drainage impact fee will be assessed for any impervious cover over 20% of the land area as requested by the City of La Vernia.

## Assumptions

Certain assumptions must be made when preparing for the future growth of La Vernia. The assumptions made about the drainage impacts are as follows:

- Future build-out for La Vernia has been assumed to be the City's annexation of the current ETJ. This includes partial count of lots that have areas both inside and outside the ETJ.
- Areas to the north of Dry Hollow and Cibolo Creeks are not included in the landuse/impervious cover counts since they do not contribute directly to the drainage areas feeding the noted improvements. Those areas can be addressed in a later assessment if development occurs in that watershed and a need for public stormsewer improvements is observed.
- Vacant areas within the 100-yr floodplain along Dry Hollow and Cibolo Creeks are assumed to be either agricultural and/or single-family rural use in the future. The impervious cover in this area is negligible against the city-wide impervious cover.
- Known changes in uses and known future projects have been included in the future landuse plan.
- Future commercial areas will be built along main thoroughfares and at main intersections. A 400' depth was assumed for future commercial areas.
- All areas within the current ETJ, but outside the current City limits, have been designated as single-family use except along main thoroughfares as stated above.
- Single family subdivisions are assumed to decrease in density further out from the center of town with 1/3 acre lots being the smallest single-family lot and 1/2 acre lots being the average size lot. Single-family areas are estimated at an average of 25% impervious cover at full buildout.
- Non-Single-Family uses include multi-family, commercial, municipal, and industrial uses and have been estimated to have an average impervious cover of 70%. Parkland has been estimated to have 5% impervious cover.

## Conclusion and Recommendations

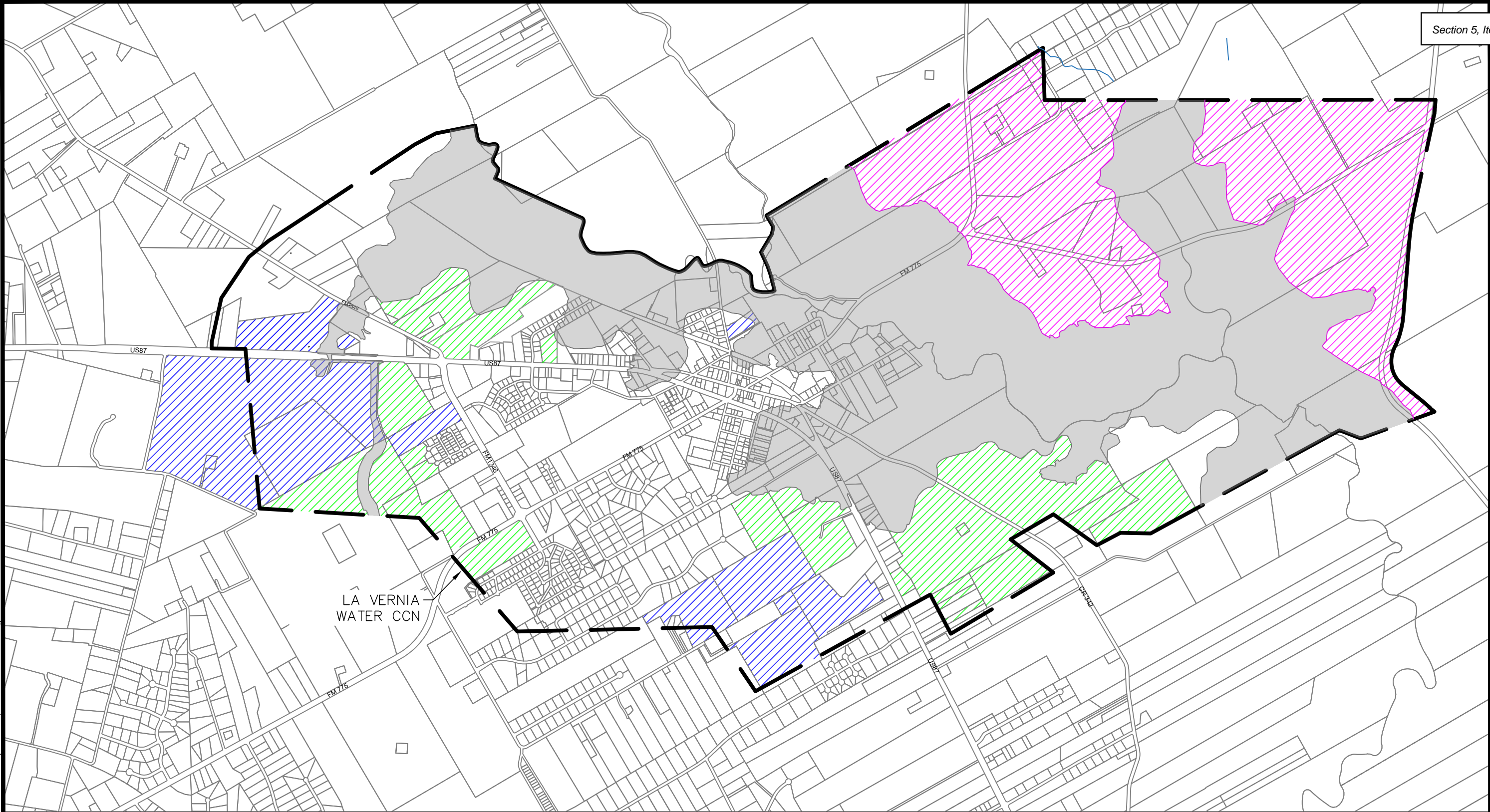
A stormwater impact fee of \$50 per 1,000sf of impervious cover over 20% is recommended based on the current La Vernia impervious cover and projected future impervious cover potential. This fee is based the comparison of the existing impervious cover and stormflow rates within the La Vernia City Limits to the increase impervious cover of the future ETJ-based prediction of landuse, impervious cover, and that area's projected contribution to overall stormflows. The summary tables used to calculate the Drainage Impact Fee Summary is in Appendix I. Example calculations of the Stormwater Impact Fee (SIF) and Stormwater Service Units (SSU) are in Appendix J.

### Additional Recommendations

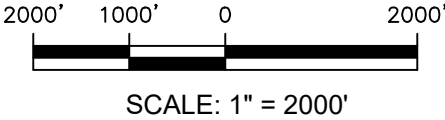
- If the City wants to collect Stormwater Impact Fees during the subdivision platting process, the developer should be required to reaffirm the impervious cover during subdivision improvements plan review as well as any subsequent related permits.
- The City should require a statement of the proposed impervious cover on the cover sheet for projects within the City Limits.

- The Project's Engineer should be required after construction, and before a certificate of occupancy is released, to produce a statement certifying that the project was constructed as permitted and no additional impervious cover was added during construction or a statement that additional impervious cover was required during construction and the amount of impervious cover that was added.




## **Appendix A – Water and Wastewater Land Use Map**



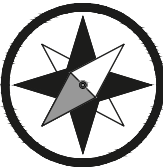
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LEGEND

-  AREAS OF KNOWN FUTURE DEVELOPMENT
-  AREA NORTH OF CIBOLO CREEK
-  AREA FOR POTENTIAL LARGE FUTURE DEVELOPMENT

CITY OF LA VERNIA  
WATER & WASTEWATER LAND USE  
MAY 2025



**Southwest  
Engineers**

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## **Appendix B – Water Preliminary Cost Estimates**



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**City of La Vernia**  
**Project 1: Woodcreek Elevated Storage Tank**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**April 2025**

Item #	Item	Quantity	Unit	Unit Cost	Cost
1	500,000 Gallon Elevated Tank	1	LS	\$ 1,280,220	\$ <b>1,280,220</b>
2	Engineering	1	LS	\$ 139,200	\$ <b>139,200</b>
				<b>TOTAL COST</b>	<b>\$ 1,419,420</b>



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**City of La Vernia**  
**Project 2: 12-Inch Main from Filter Plant to Old Elevated Tank**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**April 2025**

Item #	Item	Quantity	Unit	Unit Cost	Cost
1	12" Main to Old Elevated Tank Construction	1	LS	\$ 331,478	\$ <b>331,478</b>
2	Engineering	1	LS	\$ 40,000	\$ <b>40,000</b>
<b>TOTAL COST</b>					<b>\$ 371,478</b>



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**City of La Vernia**  
**Project 3: 16-Inch Transmission Main to WoodCreek Elevated Tank**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**April 2025**

**Preliminary Construction Cost**

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	16" PVC Water Line	7,400	LF	\$ 100	\$ 740,000
2	Bored Steel Casing	400	LF	\$ 600	\$ 240,000
3	Slick Bore	500	LF	\$ 450	\$ 225,000
4	Misc. Valves, Fittings and Appurtances	1	LS	\$ 40,000	\$ 40,000
20% Contingency					\$ 249,000
<b>Preliminary Construction Total</b>					<b>\$ 1,494,000</b>

**Preliminary Non-Construction Cost**

No.	Task	Cost
1	Engineering	\$ 124,000.00
2	Surveying	\$ 25,000
3	Permitting	\$ 2,500
4	Storm Water Pollution Prevention Plan	\$ 1,500
5	Easement Acquisition Services	\$ 20,800
6	Easement Acquisition Compensation	\$ 33,000
<b>Preliminary Non-Construction Total</b>		<b>\$ 206,800</b>

**Total Project Preliminary Cost**

<b>Subtotal Construction Cost</b>	<b>\$ 1,494,000</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 206,800</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 1,700,800</b>





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City of La Vernia  
Project 4: Well #8  
La Vernia, TX  
Preliminary Cost Estimate  
April 2025

Preliminary Construction Cost					
No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Well Pilot Hole and Completion	1	LS	\$ 850,000	\$ 850,000
2	System Tie-In	1	LS	\$ 50,000	\$ 50,000
				20% Contingency	\$ 180,000
				<b>Preliminary Construction Total</b>	<b>\$ 1,080,000</b>

Preliminary Non-Construction Cost		
No.	Task	Cost
1	Engineering	\$ 92,000
2	Surveying	\$ 1,250
3	Permitting	\$ 30,000
4	Water Rights Negotiation Services	\$ 10,000
<b>Preliminary Non-Construction Total</b>		<b>\$ 133,250</b>

Total Project Preliminary Cost	
Subtotal Construction Cost	\$ 1,080,000
Subtotal Non-Construction Costs	\$ 133,250
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 1,213,250</b>



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**City of La Vernia**  
**Project 5: Well #9**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**April 2025**

**Preliminary Construction Cost**

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Well Pilot Hole and Completion	1	LS	\$ 850,000	\$ 850,000
2	System Tie-In	1	LS	\$ 150,000	\$ 150,000
20% Contingency					\$ 200,000
<b>Preliminary Construction Total</b>					<b>\$ 1,200,000</b>

**Preliminary Non-Construction Cost**

No.	Task	Cost
1	Engineering	\$ 101,000.00
2	Surveying	\$ 1,250
3	Permitting	\$ 30,000
4	Water Rights Negotiation Services	\$ 10,000
<b>Preliminary Non-Construction Total</b>		<b>\$ 142,250</b>

**Total Project Preliminary Cost**

<b>Subtotal Construction Cost</b>	<b>\$ 1,200,000</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 142,250</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 1,342,250</b>



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 Buda, TX 78610  
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**City of La Vernia**  
**Project 6: Filter Plant Expansion**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**April 2025**

**Preliminary Construction Cost**

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	2- 10' Diameter Gravity Filters	2	LS	\$ 350,000	\$ 700,000
2	Yard Piping	1	LS	\$ 50,000	\$ 75,000
3	Filter Foundation	1	LS	\$ 45,000	\$ 50,000
4	Electrical & Controls	1	LS	\$ 125,000	\$ 125,000
20% Contingency					\$ 190,000
<b>Preliminary Construction Total</b>					<b>\$ 1,140,000</b>

**Preliminary Non-Construction Cost**

No.	Task	Cost
1	Engineering	\$ 97,000.00
2	Asbuilts and O&M Manuals	\$ 5,000.00
3	Surveying	\$ 5,000
4	Geotech	\$ 20,000
<b>Preliminary Non-Construction Total</b>		<b>\$ 127,000</b>

**Total Project Preliminary Cost**

<b>Subtotal Construction Cost</b>	<b>\$ 1,140,000</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 127,000</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 1,267,000</b>



**Civil | Environmental | Land Development**  
**HEADQUARTERS**  
307 St. Lawrence St.  
Gonzales, TX 78629  
Phone: 830.672.7546  
**CENTRAL TEXAS OFFICE**  
205 Cimarron Park Loop, Ste B  
Buda, TX 78610  
Phone: 512.312.4336

City of La Vernia  
Project 7: Alternate Capacity Exception for Well Capacity (TCEQ)  
La Vernia, TX  
Preliminary Cost Estimate  
April 2025

Item #	Item	Quantity	Unit	Unit Cost	Cost
1	Engineering for TCEQ submittal Package	1	LS	\$ 5,000	\$ 5,000
				<b>TOTAL COST</b>	<b>\$ 5,000</b>





**Civil | Environmental | Land Development**  
**HEADQUARTERS**  
 307 St. Lawrence St.  
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 Phone: 830.672.7546  
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 205 Cimarron Park Loop, Ste B  
 Buda, TX 78610  
 Phone: 512.312.4336

**City of La Vernia**  
**Project 8: 16-Inch Line extension from Woodcreek Elevated Tank to FM 775**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**April 2025**

**Preliminary Construction Cost**

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	16" PVC Water Line	2,000	LF	\$ 100	\$ 200,000
2	Bored Steel Casing	80	LF	\$ 600	\$ 48,000
3	Misc. Valves, Fittings and Appurtances	1	LS	\$ 20,000	\$ 20,000
20% Contingency					\$ 53,600
<b>Preliminary Construction Total</b>					<b>\$ 321,600</b>

**Preliminary Non-Construction Cost**

No.	Task	Cost
1	Engineering	\$ 34,000.00
2	Surveying	\$ 10,000
3	Permitting	\$ 2,500
<b>Preliminary Non-Construction Total</b>		<b>\$ 46,500</b>

**Total Project Preliminary Cost**

<b>Subtotal Construction Cost</b>	<b>\$ 321,600</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 46,500</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 368,100</b>



**Civil | Environmental | Land Development**  
**HEADQUARTERS**  
 307 St. Lawrence St.  
 Gonzales, TX 78629  
 Phone: 830.672.7546  
**CENTRAL TEXAS OFFICE**  
 205 Cimarron Park Loop, Ste B  
 Buda, TX 78610  
 Phone: 512.312.4336

**City of La Vernia**  
**Project 9: Complete 8-Inch loop on 87 at FM 1346**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**April 2025**

**Preliminary Construction Cost**

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	8" PVC Water Line	1,000	LF	\$ 85	\$ 85,000
2	Bored Steel Casing	200	LF	\$ 350	\$ 70,000
3	Misc. Valves, Fittings and Appurtances	1	LS	\$ 20,000	\$ 20,000
20% Contingency					\$ 35,000
<b>Preliminary Construction Total</b>					<b>\$ 210,000</b>

**Preliminary Non-Construction Cost**

No.	Task	Cost
1	Engineering	\$ 24,000.00
2	Surveying	\$ 10,000
3	Permitting	\$ 2,500
4	Storm Water Pollution Prevention Plan	\$ 1,500
5	Easement Acquisition Services	\$ 20,800
6	Easement Acquisition Compensation	\$ 42,000
<b>Preliminary Non-Construction Total</b>		<b>\$ 100,800</b>

**Total Project Preliminary Cost**

<b>Subtotal Construction Cost</b>	<b>\$ 210,000</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 100,800</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 310,800</b>



**Civil | Environmental | Land Development**  
**HEADQUARTERS**  
 307 St. Lawrence St.  
 Gonzales, TX 78629  
 Phone: 830.672.7546  
**CENTRAL TEXAS OFFICE**  
 205 Cimarron Park Loop, Ste B  
 Buda, TX 78610  
 Phone: 512.312.4336

**City of La Vernia**  
**Project 10: 12-Inch Line extension on US 87 W**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**April 2025**

**Preliminary Construction Cost**

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	12" PVC Water Line	3,200	LF	\$ 95	\$ 304,000
2	Slick bore	150	LF	\$ 450	\$ 67,500
3	Misc. Valves, Fittings and Appurtances	1	LS	\$ 40,000	\$ 40,000
20% Contingency					\$ 82,300
<b>Preliminary Construction Total</b>					<b>\$ 493,800</b>

**Preliminary Non-Construction Cost**

No.	Task	Cost
1	Engineering	\$ 49,000.00
2	Surveying	\$ 10,000
3	Permitting	\$ 2,500
4	Storm Water Pollution Prevention Plan	\$ 1,500
5	Easement Acquisition Services	\$ 31,200
6	Easement Acquisition Compensation	\$ 60,000
<b>Preliminary Non-Construction Total</b>		<b>\$ 154,200</b>

**Total Project Preliminary Cost**

<b>Subtotal Construction Cost</b>	<b>\$ 493,800</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 154,200</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 648,000</b>



**Civil | Environmental | Land Development**  
**HEADQUARTERS**  
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 205 Cimarron Park Loop, Ste B  
 Buda, TX 78610  
 Phone: 512.312.4336

**City of La Vernia**  
**Project 11: Emergency Interconnect**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**April 2025**

**Preliminary Construction Cost**

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	16" PVC Water Line	3,500	LF	\$ 100	\$ 350,000
2	Bored Steel Casing	350	LF	\$ 600	\$ 210,000
3	Tie-In	1	LS	\$ 20,000	\$ 20,000
3	Meter & Meter Vault	1	LS	\$ 50,000	\$ 50,000
4	Misc. Valves, Fittings and Appurtenances	1	LS	\$ 25,000	\$ 25,000
20% Contingency					\$ 131,000
<b>Preliminary Construction Total</b>					<b>\$ 786,000</b>

**Preliminary Non-Construction Cost**

No.	Task	Cost
1	Engineering	\$ 69,000.00
2	Surveying	\$ 20,000
3	Permitting	\$ 2,500
4	Contract Negotiations	\$ 10,000
5	Easement Acquisition Services	\$ 93,600
6	Easement Acquisition Compensation	\$ 210,000
<b>Preliminary Non-Construction Total</b>		<b>\$ 405,100</b>

**Total Project Preliminary Cost**

<b>Subtotal Construction Cost</b>	<b>\$ 786,000</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 405,100</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 1,191,100</b>





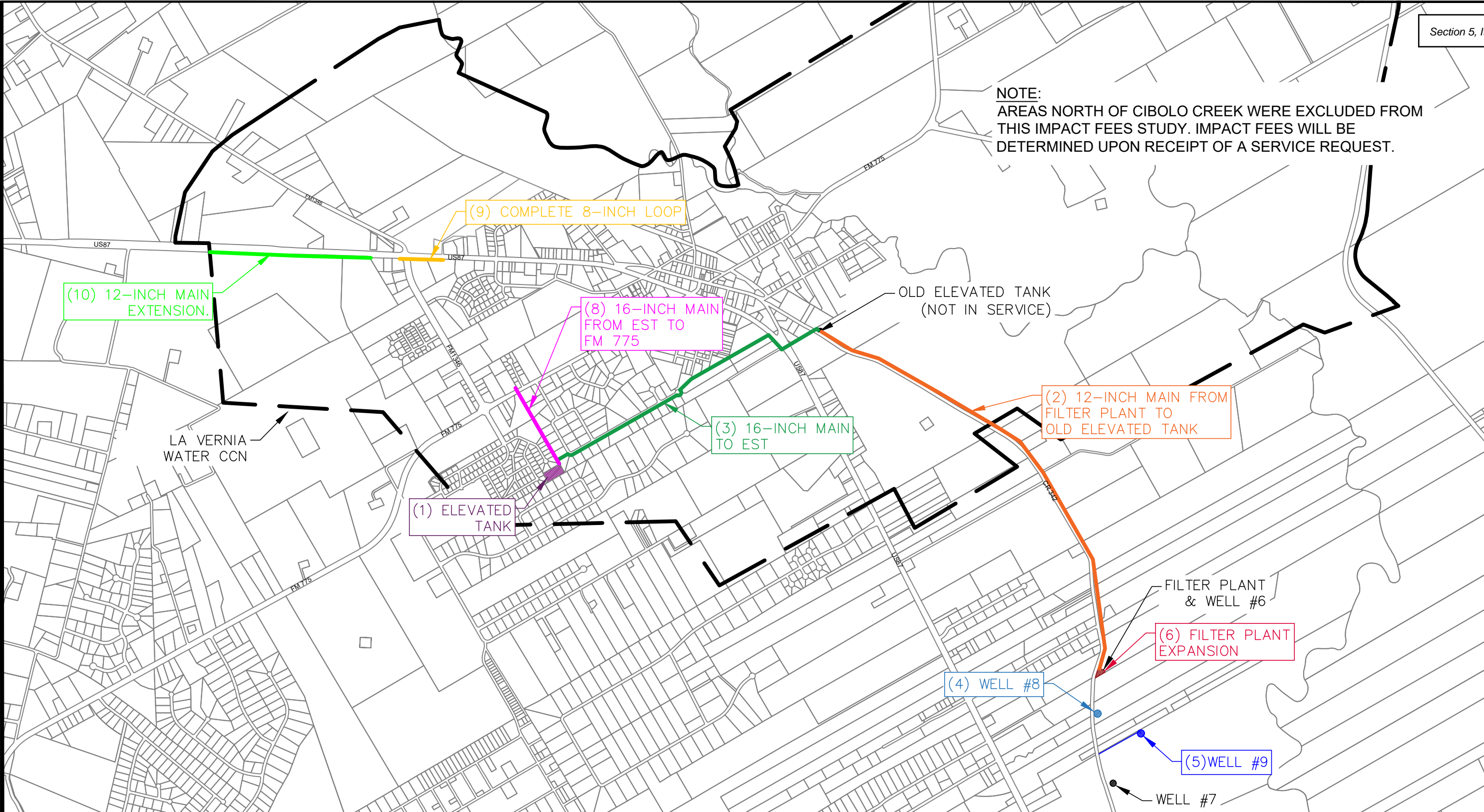
**Civil | Environmental | Land Development**  
**HEADQUARTERS**  
307 St. Lawrence St.  
Gonzales, TX 78629  
Phone: 830.672.7546  
**CENTRAL TEXAS OFFICE**  
205 Cimarron Park Loop, Ste B  
Buda, TX 78610  
Phone: 512.312.4336

City of La Vernia  
Project 12: New AMR Meter Infrastructure  
La Vernia, TX  
Preliminary Cost Estimate  
April 2025

Item #	Item	Quantity	Unit	Unit Cost	Cost
1	New Meter Infrastructure Purchase	1	LS	\$ 10,484	\$ 10,484
				<b>TOTAL COST</b>	<b>\$ 10,484</b>

## **Appendix C – Proposed Water Capital Improvements Map**

NOTE:  
AREAS NORTH OF CIBOLO CREEK WERE EXCLUDED FROM  
THIS IMPACT FEES STUDY. IMPACT FEES WILL BE  
DETERMINED UPON RECEIPT OF A SERVICE REQUEST.



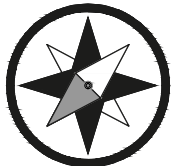
ADDITIONAL PROJECTS NOT SHOWN VISUALLY

- (7) ALTERNATE CAPACITY EXCEPTION FOR WELL CAPACITY
- (11) EMERGENCY INTERCONNECT
- (12) NEW AMR METER INFRASTRUCTURE



SCALE: 1" = 2000'

**CITY OF LA VERNIA  
WATER CAPITAL IMPROVEMENTS  
MAY 2025**



**Southwest  
Engineers**

TBPE NO. F-1909  
www.swengineers.com

**HEADQUARTERS**

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**CENTRAL TEXAS**

205 Cimarron Park Loop, Ste. B, Buda TX 78610  
P: 512.312.4336

## **Appendix D – Wastewater Preliminary Cost Estimates**





**Civil | Environmental | Land Development**  
**HEADQUARTERS**  
 307 St. Lawrence St.  
 Gonzales, TX 78629  
 Phone: 830.672.7546  
**CENTRAL TEXAS OFFICE**  
 205 Cimarron Park Loop, Ste B  
 Buda, TX 78610  
 Phone: 512.312.4336

**City of La Vernia**  
**Project 1: Upgrade Grvainty Line from 87 to Plant to a 15-Inch**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**April 2025**

**Preliminary Construction Cost**

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	15" PVC Gravity Main	3,400	LF	\$ 100	\$ 340,000
2	Bored Steel Casing	250	LF	\$ 600	\$ 150,000
3	Concrete Manholes	6	Each	\$ 6,000	\$ 36,000
4	Misc. Valves, Fittings, Manholes and Appurtances	1	LS	\$ 40,000	\$ 40,000
				20% Contingency	\$ 113,200
				<b>Preliminary Construction Total</b>	<b>\$ 679,200</b>

**Preliminary Non-Construction Cost**

No.	Task	Cost
1	Engineering	\$ 61,000.00
2	Surveying	\$ 25,000
3	Permitting	\$ 2,500
4	Storm Water Pollution Prevention Plan	\$ 1,500
5	Easement Acquistion Services	\$ 145,600
6	Easement Acquistion Compensation	\$ 189,000
<b>Preliminary Non-Construction Total</b>		<b>\$ 424,600</b>

**Total Project Preliminary Cost**

<b>Subtotal Construction Cost</b>	<b>\$ 679,200.00</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 424,600.00</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 1,103,800.00</b>



**Civil | Environmental | Land Development**  
**HEADQUARTERS**  
 307 St. Lawrence St.  
 Gonzales, TX 78629  
 Phone: 830.672.7546  
**CENTRAL TEXAS OFFICE**  
 205 Cimarron Park Loop, Ste B  
 Buda, TX 78610  
 Phone: 512.312.4336

**City of La Vernia**  
**Project 2: Upgrades to Wastewater Treatment Plant**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**April 2025**

**Preliminary Construction Cost**

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Aeration Basin Upgrade	1	LS	\$ 1,500,000	\$ 1,500,000
2	Clarifier Upgrade	1	LS	\$ 1,000,000	\$ 1,000,000
3	Yard Piping	1	LS	\$ 250,000	\$ 250,000
4	Electrical	1	LS	\$ 250,000	\$ 250,000
5	Site Work	1	LS	\$ 50,000	\$ 50,000
20% Contingency					\$ 610,000
<b>Preliminary Construction Total</b>					<b>\$ 3,660,000</b>

**Preliminary Non-Construction Cost**

No.	Task	Cost
1	Engineering	\$ 273,000.00
2	Asbuilts and O&M Manuals	\$ 5,000.00
3	Surveying	\$ 5,000.00
4	Storm Water Pollution Prevention Plan	\$ 1,500.00
<b>Preliminary Non-Construction Total</b>		<b>\$ 284,500</b>

**Total Project Preliminary Cost**

<b>Subtotal Construction Cost</b>	<b>\$ 3,660,000.00</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 284,500.00</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 3,944,500.00</b>



**Civil | Environmental | Land Development**  
**HEADQUARTERS**  
307 St. Lawrence St.  
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205 Cimarron Park Loop, Ste B  
Buda, TX 78610  
Phone: 512.312.4336

**City of La Vernia**  
**Project 3: CCN Update**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**April 2025**

Item #	Item	Quantity	Unit	Unit Cost	Cost
1	Engineering	1	LS	\$ 30,000	\$ 30,000
2	Legal	1	LS	\$ 20,000	\$ 20,000
				<b>TOTAL COST</b>	<b>\$ 50,000</b>



**Civil | Environmental | Land Development**

**HEADQUARTERS**  
307 St. Lawrence St.  
Gonzales, TX 78629  
Phone: 830.672.7546

**CENTRAL TEXAS OFFICE**  
205 Cimarron Park Loop, Ste B  
Buda, TX 78610  
Phone: 512.312.4336

**City of La Vernia  
Project 4: Gravity Main South on 87 to Chamber  
La Vernia, TX  
Preliminary Cost Estimate  
April 2025**

**Preliminary Construction Cost**

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	12" PVC Gravity Main	4,000	LF	\$ 85	\$ 340,000
2	Bored Steel Casing	200	LF	\$ 450	\$ 90,000
3	Concrete Manholes	8	Each	\$ 6,000	\$ 48,000
4	Misc. Valves, Fittings, and Appurtances	1	LS	\$ 40,000	\$ 40,000
20% Contingency					\$ 103,600
<b>Preliminary Construction Total</b>					<b>\$ 621,600</b>

**Preliminary Non-Construction Cost**

No.	Task	Cost
1	Engineering	\$ 56,000.00
2	Surveying	\$ 25,000
4	Storm Water Pollution Prevention Plan	\$ 1,500
5	Easement Acquisition Services	\$ 52,000
6	Easement Acquisition Compensation	\$ 240,000
<b>Preliminary Non-Construction Total</b>		<b>\$ 374,500</b>

**Total Project Preliminary Cost**

<b>Subtotal Construction Cost</b>	<b>\$ 621,600</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 374,500</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 996,100</b>





**Civil | Environmental | Land Development**  
**HEADQUARTERS**  
 307 St. Lawrence St.  
 Gonzales, TX 78629  
 Phone: 830.672.7546  
**CENTRAL TEXAS OFFICE**  
 205 Cimarron Park Loop, Ste B  
 Buda, TX 78610  
 Phone: 512.312.4336

**City of La Vernia**  
**Project 5: New Wastewater Treatment Plant**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**April 2025**

**Preliminary Construction Cost**

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	175K-GPD - Equipment, lift station & electrical	1	LS	\$ 3,600,000	\$ 3,600,000
2	Site Work, Drainage & Roads	1	LS	\$ 550,000	\$ 550,000
3	Equipment Rentals	1	LS	\$ 75,000	\$ 75,000
				20% Contingency	\$ 845,000
				<b>Preliminary Construction Total</b>	<b>\$ 5,070,000</b>

**Preliminary Non-Construction Cost**

No.	Task	Cost
1	Discharge Permit	\$ 65,000
2	Engineering	\$ 373,000
3	Asbuilts and O&M Manuals	\$ 5,000.00
4	Floodplain Revisions through FEMA	\$ 50,000
5	Land Acquisition	\$ 20,000
6	Surveying	\$ 5,000
7	Geotechnical	\$ 10,000
8	Storm Water Pollution Prevention Plan	\$ 1,500
	<b>Preliminary Non-Construction Total</b>	<b>\$ 529,500</b>

**Total Project Preliminary Cost**

<b>Subtotal Construction Cost</b>	<b>\$ 5,070,000</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 529,500</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 5,599,500</b>



**Civil | Environmental | Land Development**  
**HEADQUARTERS**  
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 Gonzales, TX 78629  
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 205 Cimarron Park Loop, Ste B  
 Buda, TX 78610  
 Phone: 512.312.4336

**City of La Vernia**  
**Project 6: Upgrade Grvainty Line from 87 to Plant to a 15-Inch**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**April 2025**

**Preliminary Construction Cost**

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	15" PVC Gravity Main	1,500	LF	\$ 100	\$ 150,000
2	Bored Steel Casing	200	LF	\$ 800	\$ 160,000
3	Concrete Manholes	3	Each	\$ 6,000	\$ 18,000
4	Misc. Valves, Fittings, Manholes and Appurtances	1	LS	\$ 20,000	\$ 20,000
20% Contingency					\$ 69,600
<b>Preliminary Construction Total</b>					<b>\$ 417,600</b>

**Preliminary Non-Construction Cost**

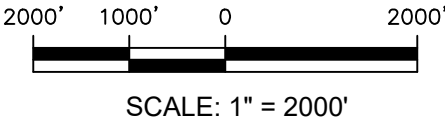
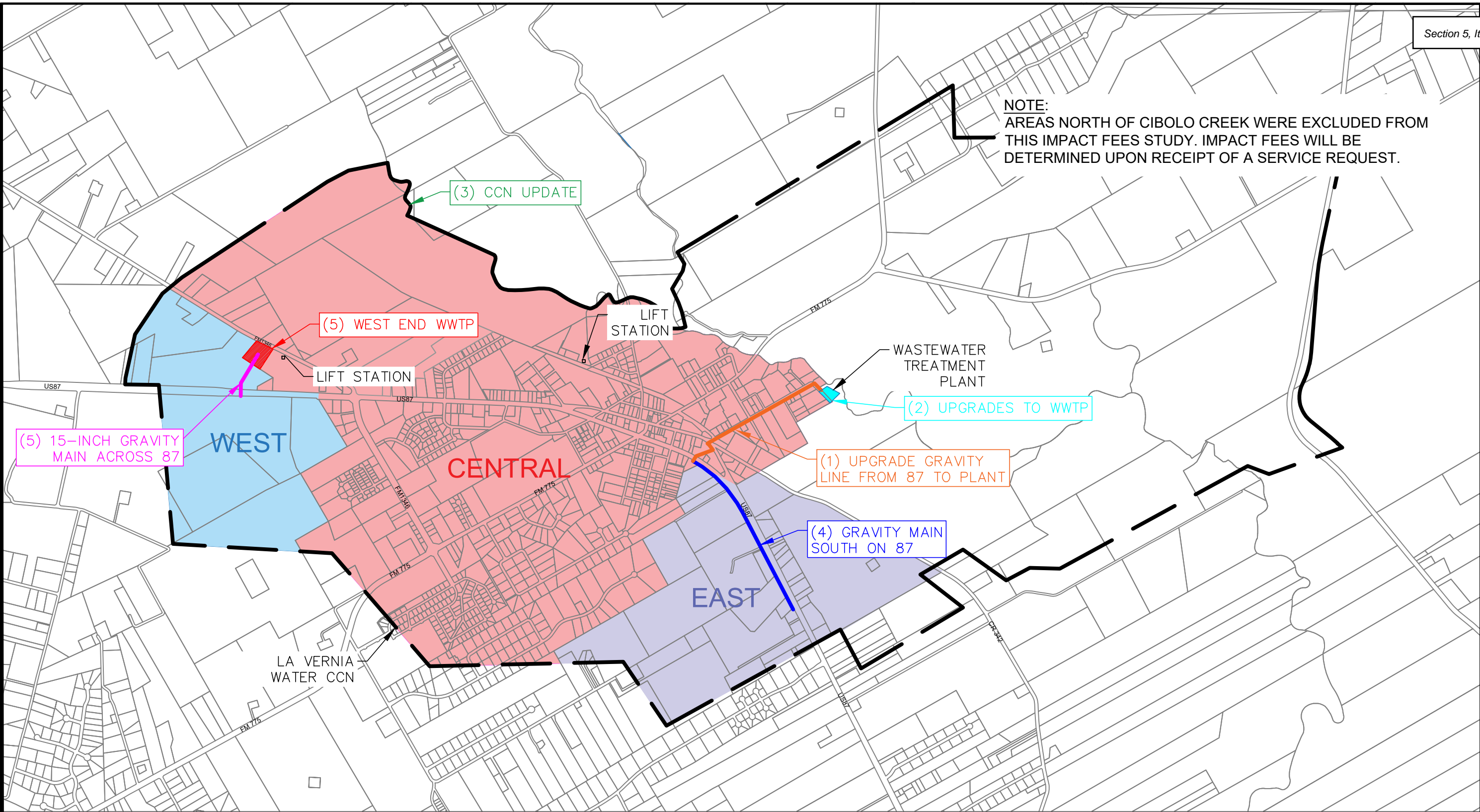
No.	Task	Cost
1	Engineering	\$ 42,000.00
2	Surveying	\$ 10,000.00
3	Permitting	\$ 2,500.00
4	Storm Water Pollution Prevention Plan	\$ 1,500.00
<b>Preliminary Non-Construction Total</b>		<b>\$ 56,000</b>

**Total Project Preliminary Cost**

<b>Subtotal Construction Cost</b>	<b>\$ 417,600.00</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 56,000.00</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 473,600.00</b>

## **Appendix E – Proposed Wastewater Capital Improvements Map**

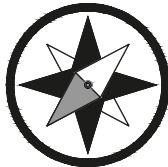
NOTE:  
AREAS NORTH OF CIBOLO CREEK WERE EXCLUDED FROM  
THIS IMPACT FEES STUDY. IMPACT FEES WILL BE  
DETERMINED UPON RECEIPT OF A SERVICE REQUEST.



SCALE: 1" = 2000'

# CITY OF LA VERNIA WASTEWATER CAPITAL IMPROVEMENTS

MAY 2025



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## HEADQUARTERS

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## CENTRAL TEXAS

205 Cimarron Park Loop, Ste. B, Buda TX 78610  
P: 512.312.4336

## **Appendix F – Existing Land Use Plan**



307 Saint Lawrence St.  
Gonzales, TX 78629  
p: 830.672.7546 f: 830.672.203  
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Engineers**



STORM WATER  
IMPACT FEE  
LA VERNIA, TEXAS

APPENDIX F -  
CURRENT  
LAND USE  
MAY 2, 2025



SCALE 1"=300'



LA VERNIA CITY LIMITS

LEGEND	
	NON SINGLE FAMILY
	NON SINGLE FAMILY (VACANT)
	PARKLAND
	SINGLE FAMILY
	SINGLE FAMILY (VACANT)
	MUNICIPAL/ISD
	FEMA 100 YR FLOODPLAIN

## **Appendix G – Future Land Use Plan (2035)**

307 Saint Lawrence St.  
Gonzales, TX 78629  
p: 830.672.7546 f: 830.672.203  
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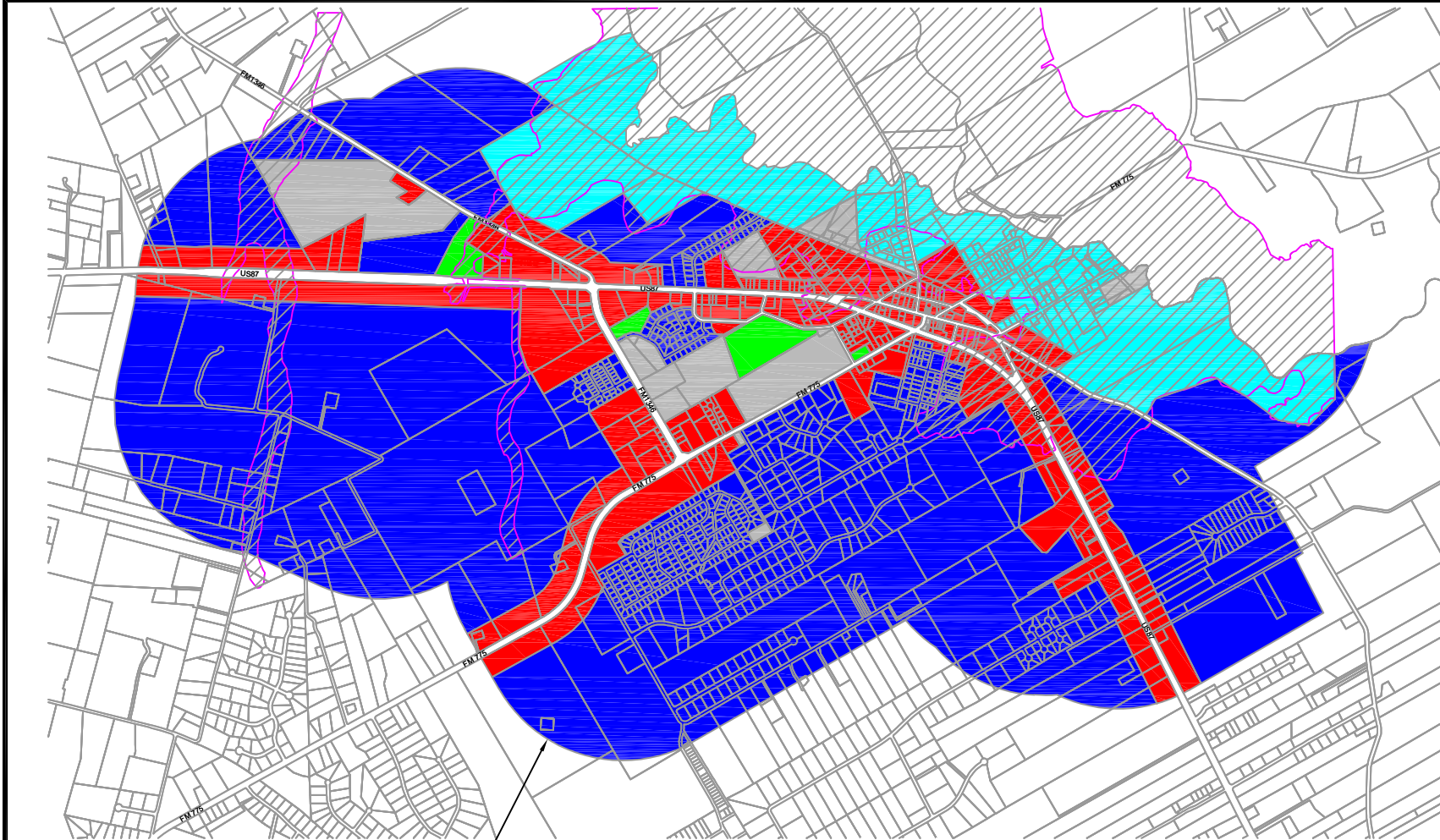


STORM WATER  
IMPACT FEE  
LA VERNIA, TEXAS

APPENDIX G -  
FUTURE PLAN  
LAND USE  
MAY 2, 2025



SCALE 1"=300'



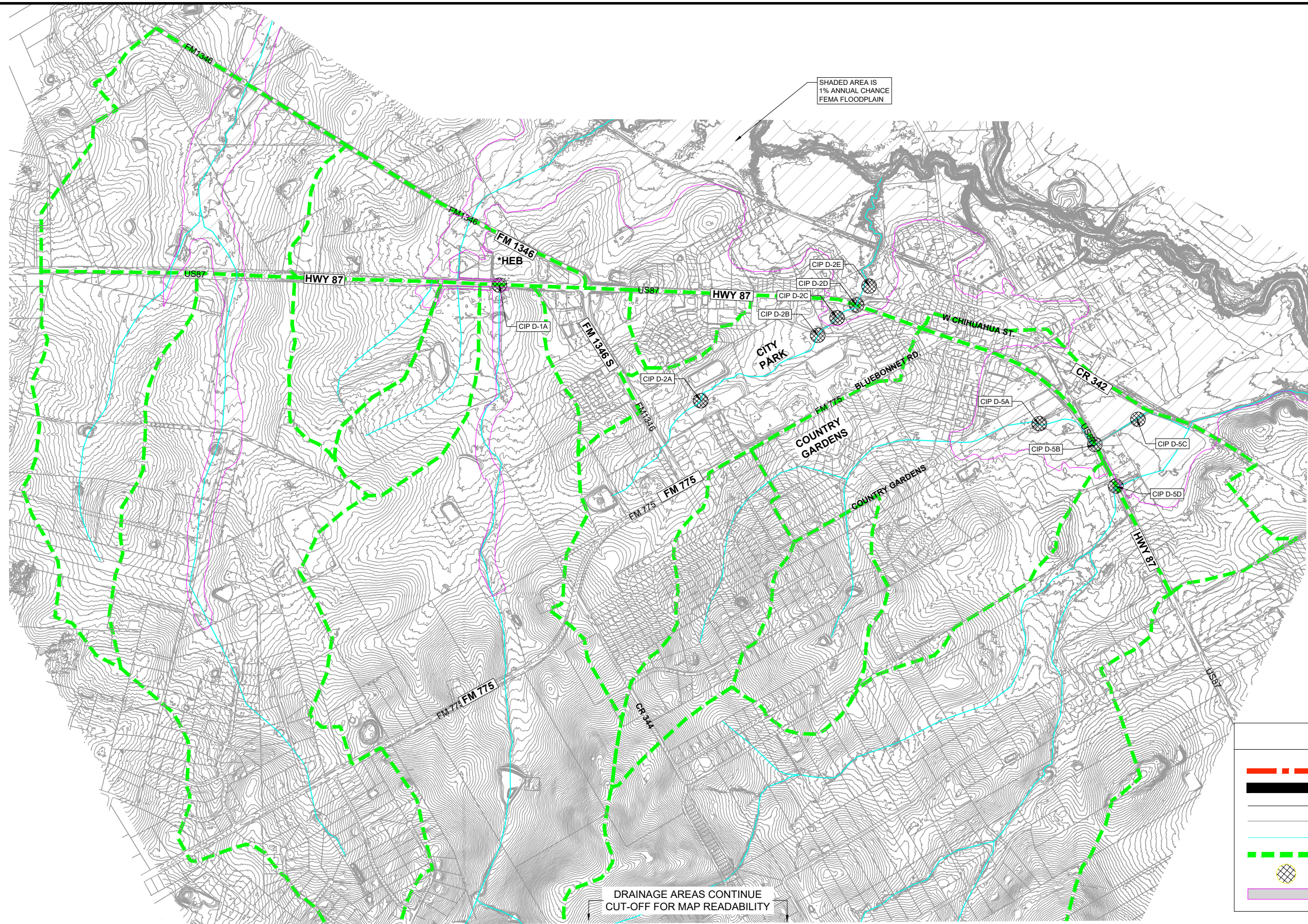
LA VERNIA CITY LIMITS

LEGEND

- NON SINGLE FAMILY
- PARKLAND
- SINGLE FAMILY
- SINGLE FAMILY (FEMA)
- MUNICIPAL/ISD
- FEMA 100 YR FLOODPLAIN

## **Appendix H – Proposed Stormwater Capital Improvements Map**





LEGEND

- CITY LIMITS
- ISSUE AREA
- PROPERTY BOUNDARIES
- EXISTING 2-FT CONTOURS
- CHANNEL CENTERLINE
- DRAINAGE AREA BOUNDARY
- MAJOR CULVERT/CROSSING
- 100-YR FEMA FLOODPLAIN

APPENDIX H - STORMWATER CAPITAL IMPROVEMENTS MAP

CITY OF LA VERNIA



**Southwest  
Engineers**

HEADQUARTERS

307 Saint Lawrence Street, Gonzales TX 78629  
P: 830.672.7546 F: 830.672.2034

CENTRAL TEXAS

205 Cimarron Park Loop, Ste. B, Buda TX 78610  
P: 512.312.4336

TBPE NO. F-1909  
www.swengineers.com

WARNING

IF THIS BAR DOES NOT MEASURE 1",  
THE DRAWING IS NOT TO SCALE

DATE: 05/02/2025  
FILE: EXHIBIT  
DRAWN BY:  
PROJECT NO.: 0200-051-25



## **Appendix I – Drainage Impact Fee Summary**



**Southwest  
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**Civil | Environmental | Land Development**

**HEADQUARTERS**  
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**CENTRAL TEXAS OFFICE**  
205 Cimarron Park Loop, Ste B  
Buda, TX 78610  
Phone: 512.312.4336

**Appendix I - Stormwater Drainage Impact Fee Summary**  
**La Vernia, TX**  
**May 2025**

**Stormwater Service Unit Breakdown Estimate**

	IC Area (Ac)	DSU
Existing Impervious Cover above 20% within the City Limits	168	7,318
Full Buildout Impervious Cover above 20% out to ETJ	933	40,641
	Available DSU	33,323

\*1 Drainage Service Unit (DSU) per 1000sf of impervious cover above 20% as per City

**Stormwater Utilization Ratio Summary Table**

Improvement	25yr Storm Flowrates (cfs)		Utilization	
	Existing	Full Buildout	% Existing	% Fullbuildout
CIP D-1A: Culvert Under US87 @ HEB	2258	2762	81.75%	18.25%
CIP D-2A: City Park/ISD Channel	897	1253	71.59%	28.41%
CIP D-2B: San Antonio Low Water Crossing	897	1253	71.59%	28.41%
CIP D-2C: San Antonio to US87 Channel	998	1407	70.93%	29.07%
CIP D-2D: US87 Culvert	998	1407	70.93%	29.07%
CIP D-2E: Channel Downstream of US87	998	1407	70.93%	29.07%
CIP D-5A: Channel to POA#1	2142	2734	78.35%	21.65%
CIP D-5B: POA1 US87 Culvert	2142	2734	78.35%	21.65%
CIP D-5C: POA#1 to CR342 Channel	2142	2734	78.35%	21.65%
CIP D-5D - POA#2 US87 Culvert	4492	4728	95.01%	4.99%

**Stormwater Impact Fee Summary Table**

Improvement	Cost	Utilization %	Allotment for	Price
		Full Build out	Available DSUs	per DSU
CIP D-1A - Culvert Under US87 @ HEB	\$ 1,445,600.00	18.25%	\$ 263,787.98	\$ 7.92
CIP D-2A - City Park/ISD Channel	\$ 438,600.00	28.41%	\$ 124,614.21	\$ 3.74
CIP D-2B - San Antonio Low Water Crossing	\$ 182,000.00	28.41%	\$ 51,709.50	\$ 1.55
CIP D-2C - San Antonio to US87 Channel	\$ 355,400.00	29.07%	\$ 103,311.02	\$ 3.10
CIP D-2D - US87 Culvert	\$ 1,093,360.00	29.07%	\$ 317,828.17	\$ 9.54
CIP D-2E - Channel Downstream of US87	\$ 284,754.00	29.07%	\$ 82,774.97	\$ 2.48
CIP D-5A - Channel to POA#1	\$ 797,000.00	21.65%	\$ 172,576.44	\$ 5.18
CIP D-5B - POA1 US87 Culvert	\$ 1,272,960.00	21.65%	\$ 275,637.28	\$ 8.27
CIP D-5C - POA#1 to CR342 Channel	\$ 812,390.00	21.65%	\$ 175,908.88	\$ 5.28
CIP D-5D - POA#2 US87 Culvert	\$ 1,912,640.00	4.99%	\$ 95,470.19	\$ 2.86
Total Stormwater Impact Fee		\$	49.92	per 1,000sf

## **Appendix J – Example Calculations for Stormwater Impact Fees**



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**Appendix J - Example Stormwater Impact Fee Calculations**  
**Stormwater Drainage Impact Fee Summary**  
**May 2025**

**Commercial Stormwater Impact Fee Examples**

Large 5 acre Commercial Site with 80% Impervious Cover

$$\begin{aligned} 80\%-20\% &= 60\% \text{ over } 20\% \\ 5 \text{ ac} &= 217,800\text{sf} \\ 217,800 \times 0.60 &= 130,680\text{sf} \\ 130,680\text{sf}/1000\text{sf} &= 130.68 \text{ Stormwater Service Units (SSU)} \\ 130.98 \text{ SSU} \times \$50/\text{SSU} &= \underline{\$6,534 \text{ Stormwater Impact Fee}} \end{aligned}$$

1.5 acre Commercial Site with 85% Impervious Cover

$$\begin{aligned} 85\%-20\% &= 65\% \text{ over } 20\% \\ 1.5 \text{ ac} &= 65,340\text{sf} \\ 65,340 \times 0.65 &= 42,471\text{sf} \\ 42,471\text{sf}/1000\text{sf} &= 42.471 \text{ Stormwater Service Units (SSU)} \\ 42.471 \text{ SSU} \times \$50/\text{SSU} &= \underline{\$2,123.55 \text{ Stormwater Impact Fee}} \end{aligned}$$

**Single-Family Stormwater Impact Fee Examples**

Large 100 acre Single Family Subdivision with 30% Impervious Cover

$$\begin{aligned} 30\%-20\% &= 10\% \text{ over } 20\% \\ 100 \text{ ac} &= 4,356,000 \\ 4,356,000 \times 0.10 &= 435,600\text{sf} \\ 435,600\text{sf}/1000\text{sf} &= 435.6 \text{ Stormwater Service Units (SSU)} \\ 435.6 \text{ SSU} \times \$50/\text{SSU} &= \underline{\$21,780 \text{ Stormwater Impact Fee}} \end{aligned}$$

1 acre Single Family Lot with 25% Impervious Cover

$$\begin{aligned} 25\%-20\% &= 5\% \text{ over } 20\% \\ 1 \text{ ac} &= 43,560\text{sf} \\ 43,560 \times 0.05 &= 2,178\text{sf} \\ 2,178\text{sf}/1000\text{sf} &= 2.178 \text{ Stormwater Service Units (SSU)} \\ 2.178 \text{ SSU} \times \$50/\text{SSU} &= \underline{\$108.90 \text{ Stormwater Impact Fee}} \end{aligned}$$

## **Appendix K – Stormwater Preliminary Cost Estimates**





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**City of La Vernia**  
**CIP D-1A - US87 Culvert Crossing West of HEB**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**May 2025**

Preliminary Construction Cost						
No.	Item	Quantity	Unit	Unit Cost	Total Cost	
1	Excavation (roadway)	1,776	CY	\$ 20	\$	35,600
2	6'x3' Culverts	1,600	LF	\$ 520	\$	832,000
3	Wingwall	2	EA	\$ 15,000	\$	30,000
4	Rock Riprap	40	CY	\$ 50	\$	2,000
5	Grading/backfill/embankment	178	CY	\$ 42	\$	7,500
6	Cut & Repair Asphalt Paving	888	SY	\$ 195	\$	173,200
7	Guardrail	281	LF	\$ 30	\$	8,500
8	Guardrail End Treatment	4	EA	\$ 2,500	\$	10,000
9	Erosion Control (Rock Berm)	130	LF	\$ 14	\$	1,900
10	Traffic Control	3	MO	\$ 1,500	\$	4,500
11	Hydromulch Seeding	288	SY	\$ 1	\$	300
20% Contingency					\$	221,100
<b>Preliminary Construction Total</b>					<b>\$</b>	<b>1,326,600</b>

Preliminary Non-Construction Cost		
No.	Task	Cost
1	Engineering	\$ 100,000
2	Survey	\$ 8,500
3	Permit (TXDoT)	\$ 8,000
4	Storm Water Pollution Prevention Plan	\$ 2,500
<b>Preliminary Non-Construction Total</b>		<b>\$ 119,000</b>

Total Project Preliminary Cost	
<b>Subtotal Construction Cost</b>	<b>\$ 1,326,600</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 119,000</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 1,445,600</b>



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**City of La Vernia  
CIP D-2A - City Park/ISD Channel  
La Vernia, TX  
Preliminary Cost Estimate  
May 2025**

**Preliminary Construction Cost**

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Clear/Grub	7	AC	\$ 6,000	\$ 44,100
2	Rock Berm	50	LF	\$ 14	\$ 700
3	Excavation	4,500	CY	\$ 18	\$ 81,000
4	Concrete & Rebar	19,200	SF	\$ 6	\$ 115,200
5	Hydromulch Seeding	33,422	SY	\$ 1	\$ 33,500
20% Contingency					\$ 54,900
<b>Preliminary Construction Total</b>					<b>\$ 329,400</b>

**Preliminary Non-Construction Cost**

No.	Task	Cost
1	Engineering	\$ 32,000
2	Survey	\$ 62,500
3	Permits (None - City)	\$ -
4	Storm Water Pollution Prevention Plan	\$ 2,500
5	Easement Acquisition Services & Survey Esmt Doc	\$ 12,200
6	Easement Acquisition Compensation (ISD)	\$ -
<b>Preliminary Non-Construction Total</b>		<b>\$ 109,200</b>

**Total Project Preliminary Cost**

<b>Subtotal Construction Cost</b>	<b>\$ 329,400</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 109,200</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 438,600</b>



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City of La Vernia  
CIP D-2B - San Antonio Low Water Crossing  
La Vernia, TX  
Preliminary Cost Estimate  
May 2025

Preliminary Construction Cost						
No.	Item	Quantity	Unit	Unit Cost	Total Cost	
1	Exacvation (roadway)	78	CY	\$ 20	\$	1,600
2	6'x3' Culverts	120	LF	\$ 520	\$	62,400
3	Wingwall	2	EA	\$ 15,000	\$	30,000
4	Rock Riprap	13	CY	\$ 50	\$	700
5	Grading/backfill/embankment	8	CY	\$ 42	\$	400
6	Cut & Repair Asphalt Paving	78	SY	\$ 195	\$	15,200
7	Guardrail	91	LF	\$ 30	\$	2,800
8	Guardrail End Treatment	4	EA	\$ 2,500	\$	10,000
9	Erosion Control (Rock Berm)	42	LF	\$ 14	\$	600
10	Traffic Control	3	MO	\$ 1,500	\$	4,500
11	Hydromulch Seeding	93	SY	\$ 1	\$	100
20% Contingency					\$	25,700
<b>Preliminary Construction Total</b>					<b>\$</b>	<b>154,000</b>

Preliminary Non-Construction Cost		
No.	Task	Cost
1	Engineering	\$ 17,000
2	Design Survey	\$ 8,500
3	Permits (none - City)	\$ -
4	Storm Water Pollution Prevention Plan	\$ 2,500
<b>Preliminary Non-Construction Total</b>		<b>\$ 28,000</b>

Total Project Preliminary Cost	
Subtotal Construction Cost	\$ 154,000
Subtotal Non-Construction Costs	\$ 28,000
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 182,000</b>



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**City of La Vernia  
CIP D-2C: San Antonio to US87 Channel  
La Vernia, TX  
Preliminary Cost Estimate  
May 2025**

**Preliminary Construction Cost**

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Clear/Grub	1	AC	\$ 6,000	\$ 3,800
2	Rock Berm	20	LF	\$ 14	\$ 300
3	Excavation	66	CY	\$ 18	\$ 1,200
4	Concrete & Rebar	26,343	SF	\$ 6	\$ 158,100
5	Hydromulch Seeding	73	SY	\$ 1	\$ 100
20% Contingency					\$ 32,700
<b>Preliminary Construction Total</b>					<b>\$ 196,200</b>

**Preliminary Non-Construction Cost**

No.	Task	Cost
1	Engineering	\$ 20,500
2	Survey	\$ 8,500
3	Permits (none - City)	\$ -
4	Storm Water Pollution Prevention Plan	\$ 2,500
5	Easement Acquisition Services	\$ 48,600
6	Easement Acquisition Compensation (\$3/sf)	\$ 79,100
<b>Preliminary Non-Construction Total</b>		<b>\$ 159,200</b>

**Total Project Preliminary Cost**

<b>Subtotal Construction Cost</b>	<b>\$ 196,200</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 159,200</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 355,400</b>



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**City of La Vernia**  
**CIP D-2D: US87 Culvert**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**May 2025**

**Preliminary Construction Cost**

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Excavation (roadway)	867	CY	\$ 20	\$ 17,400
2	6'x3' Culverts	1,260	LF	\$ 520	\$ 655,200
3	Wingwall	2	EA	\$ 15,000	\$ 30,000
4	Rock Riprap	27	CY	\$ 50	\$ 1,400
5	Grading/backfill/embankment	87	CY	\$ 42	\$ 3,700
6	Cut & Repair Asphalt Paving	520	SY	\$ 195	\$ 101,400
7	Guardrail	187	LF	\$ 30	\$ 5,700
8	Guardrail End Treatment	4	EA	\$ 2,500	\$ 10,000
9	Erosion Control (Rock Berm)	55	LF	\$ 14	\$ 800
10	Traffic Control	3	MO	\$ 1,500	\$ 4,500
11	Hydromulch Seeding	192	SY	\$ 1	\$ 200
20% Contingency					\$ 166,060
<b>Preliminary Construction Total</b>					<b>\$ 996,360</b>

**Preliminary Non-Construction Cost**

No.	Task	Cost
1	Engineering	\$ 78,000
2	Design Survey	\$ 8,500
3	Permits (TXDoT))	\$ 8,000
4	Storm Water Pollution Prevention Plan	\$ 2,500
<b>Preliminary Non-Construction Total</b>		<b>\$ 97,000</b>

**Total Project Preliminary Cost**

<b>Subtotal Construction Cost</b>	<b>\$ 996,360</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 97,000</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 1,093,360</b>




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**City of La Vernia**  
**CIP D-2E: Channel Downstream of US87**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**May 2025**

**Preliminary Construction Cost**

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Clear/Grub	1	AC	\$ 6,000	\$ 3,900
2	Rock Berm	20	LF	\$ 14	\$ 300
3	Excavation	65	CY	\$ 18	\$ 1,200
4	Concrete & Rebar	23,068	SF	\$ 6	\$ 138,500
5	Hydromulch Seeding	548	SY	\$ 1	\$ 600
20% Contingency					\$ 28,900
<b>Preliminary Construction Total</b>					<b>\$ 173,400</b>

**Preliminary Non-Construction Cost**

No.	Task	Cost
1	Engineering	\$ 19,000
2	Survey	\$ 8,500
3	Permits (none - City)	\$ -
4	Storm Water Pollution Prevention Plan	\$ 2,500
5	Easement Acquisition Services	\$ 12,150
6	Easement Acquisition Compensation (\$3/sf)	\$ 69,204
<b>Preliminary Non-Construction Total</b>		<b>\$ 111,354</b>

**Total Project Preliminary Cost**

<b>Subtotal Construction Cost</b>	<b>\$ 173,400</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 111,354</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 284,754</b>



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**City of La Vernia**  
**CIP D-5A: Channel to POA#1**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**May 2025**

Preliminary Construction Cost						
No.	Item	Quantity	Unit	Unit Cost	Total Cost	
1	Clear/Grub	5	AC	\$ 6,000	\$	27,600
2	Rock Berm	60	LF	\$ 14	\$	900
3	Excavation	3,704	CY	\$ 18	\$	66,700
4	Concrete & Rebar	-	SF	\$ 6	\$	-
5	Hydromulch Seeding	22,222	SY	\$ 1	\$	22,300
20% Contingency					\$	23,500
<b>Preliminary Construction Total</b>					<b>\$</b>	<b>141,000</b>

Preliminary Non-Construction Cost			
No.	Task	Cost	
1	Engineering	\$	16,000
2	Survey	\$	39,100
3	Permits (none - City)	\$	-
4	Storm Water Pollution Prevention Plan	\$	2,500
5	Easement Acquisition Services	\$	10,400
6	Easement Acquisition Compensation (\$3/sf)	\$	588,000
<b>Preliminary Non-Construction Total</b>		<b>\$</b>	<b>656,000</b>

Total Project Preliminary Cost		
<b>Subtotal Construction Cost</b>	<b>\$</b>	<b>141,000</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$</b>	<b>656,000</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$</b>	<b>797,000</b>

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**City of La Vernia**  
**CIP D-5B: POA1 US87 Culvert**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**May 2025**

**Preliminary Construction Cost**

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Excavation (roadway)	1,365	CY	\$ 20	\$ 27,300
2	6'x3' Culverts	1,365	LF	\$ 520	\$ 709,800
3	Wingwall	2	EA	\$ 15,000	\$ 30,000
4	Rock Riprap	47	CY	\$ 50	\$ 2,400
5	Grading/backfill/embankment	137	CY	\$ 42	\$ 5,800
6	Cut & Repair Asphalt Paving	910	SY	\$ 195	\$ 177,500
7	Guardrail	328	LF	\$ 30	\$ 9,900
8	Guardrail End Treatment	4	EA	\$ 2,500	\$ 10,000
9	Erosion Control (Rock Berm)	50	LF	\$ 14	\$ 700
10	Traffic Control	3	MO	\$ 1,500	\$ 4,500
11	Hydromulch Seeding	336	SY	\$ 1	\$ 400
20% Contingency					\$ 195,660
<b>Preliminary Construction Total</b>					<b>\$ 1,173,960</b>

**Preliminary Non-Construction Cost**

No.	Task	Cost
1	Engineering	\$ 80,000
2	Design Survey	\$ 8,500
3	Permits (TXDoT)	\$ 8,000
4	Storm Water Pollution Prevention Plan	\$ 2,500
<b>Preliminary Non-Construction Total</b>		<b>\$ 99,000</b>

**Total Project Preliminary Cost**

<b>Subtotal Construction Cost</b>	<b>\$ 1,173,960</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 99,000</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 1,272,960</b>

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**City of La Vernia**  
**CIP D-5C: POA#1 to CR342 Channel**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**May 2025**

**Preliminary Construction Cost**

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Clear/Grub	1.95	AC	\$ 6,000	\$ 11,700
2	Rock Berm	20	LF	\$ 14	\$ 300
3	Excavation	124	CY	\$ 18	\$ 2,300
4	Concrete & Rebar	67,880	SF	\$ 6	\$ 407,300
5	Hydromulch Seeding	1,886	SY	\$ 1	\$ 1,900
20% Contingency					\$ 84,700
<b>Preliminary Construction Total</b>					<b>\$ 508,200</b>

**Preliminary Non-Construction Cost**

No.	Task	Cost
1	Engineering	\$ 45,000
2	Survey	\$ 16,600
3	Permits (none - City)	\$ -
4	Storm Water Pollution Prevention Plan	\$ 2,500
5	Easement Acquisition Services	\$ 36,450
6	Easement Acquisition Compensation (\$3/sf)	\$ 203,640
<b>Preliminary Non-Construction Total</b>		<b>\$ 304,190</b>

**Total Project Preliminary Cost**

<b>Subtotal Construction Cost</b>	<b>\$ 508,200</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 304,190</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 812,390</b>



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**City of La Vernia**  
**CIP D-5D - POA#2 US87 Culvert**  
**La Vernia, TX**  
**Preliminary Cost Estimate**  
**May 2025**

**Preliminary Construction Cost**

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Excavation (roadway)	2,210	CY	\$ 20	\$ 44,200
2	6'x3' Culverts	2,040	LF	\$ 520	\$ 1,060,800
3	Wingwall	2	EA	\$ 15,000	\$ 30,000
4	Rock Riprap	76	CY	\$ 50	\$ 3,800
5	Grading/backfill/embankment	221	CY	\$ 42	\$ 9,300
6	Cut & Repair Asphalt Paving	1,473	SY	\$ 195	\$ 287,300
7	Guardrail	530	LF	\$ 30	\$ 16,000
8	Guardrail End Treatment	4	EA	\$ 2,500	\$ 10,000
9	Erosion Control (Rock Berm)	225	LF	\$ 14	\$ 3,200
10	Traffic Control	3	MO	\$ 1,500	\$ 4,500
11	Hydromulch Seeding	544	SY	\$ 1	\$ 600
20% Contingency					\$ 293,940
<b>Preliminary Construction Total</b>					<b>\$ 1,763,640</b>

**Preliminary Non-Construction Cost**

No.	Task	Cost
1	Engineering	\$ 130,000
2	Design Survey	\$ 8,500
3	Permits (TXDoT)	\$ 8,000
4	Storm Water Pollution Prevention Plan	\$ 2,500
<b>Preliminary Non-Construction Total</b>		<b>\$ 149,000</b>

**Total Project Preliminary Cost**

<b>Subtotal Construction Cost</b>	<b>\$ 1,763,640</b>
<b>Subtotal Non-Construction Costs</b>	<b>\$ 149,000</b>
<b>Total Project Preliminary Cost Estimate</b>	<b>\$ 1,912,640</b>