

1. **Proposed Subdivision Plat Name:** Engel Road Industrial Park, Lot 4R and Lot 5 Unit No. _____
 Nearest Street Intersection: Corner of Safari Drive
 Acreage: 3.64
 Quantity of proposed lots: _____ Res. 2 Com. _____ Park _____ Drainage _____ Open Space _____
2. **Boundaries:** City Limits: ☒ In ☐ Out County: ☒ Comal ☐ Guadalupe
 School District: ☒ CISD ☐ NBISD ☐ Other _____
 Adjacent TxDOT Roadway: ☐ Yes ☒ No
 Utility District: ☒ NBU ☐ GVEC ☐ AT&T ☐ GBRA ☐ Green Valley ☐ Other _____
3. **Preliminary Plat:** ☐ Yes ☒ No Date approved: _____
 If yes, provide a copy of Preliminary Plat and verify conformance.
4. **Subdivision Master Plan:** ☐ Yes ☒ No Date approved: _____
 If yes, provide a copy of the Master Plan and verify conformance
5. **Planned Development District:** ☒ No ☐ Yes Date approved: _____ Ord. No. _____
 If yes, provide a copy of the PDD development standards and concept/detail plan and verify conformance
6. **Public infrastructure proposed with subdivision.** ☐ Water ☐ Wastewater ☐ Streets (including private)
☐ Stormwater Construction plans approved? ☐ Yes ☐ No
 Construction plans approved/date and agency: No Public Improvements at this time.
7. **Licensed Engineer/Surveyor:** HMT Engineering and Surveying
 Mailing Address: 410 N. Seguin Ave., New Braunfels, Texas 78130
 Telephone: 830.625.8555 Email: dorothyth@hmtnb.com
8. **Waiver(s) approved with the Master Plan or Preliminary Plat:** None
 If yes, provide copy of approval letter.
9. **Waiver(s) requested (\$150-\$300 each):** N/A
 Justification for waiver(s) in compliance with NBCO Sec. 118-11 must be attached in separate document.
10. **Present use of the property:** Commercial and Open **Current Zoning:** M-1A
11. **Proposed use(s) of the property:** Commercial
12. **Traffic Impact Analysis document required per NBCO Sec. 114-99, Sec. 118-46:** _____
 Worksheet (always) TIA per worksheet: ☒ None ☐ Level 1 ☐ Level 2 ☐ Level 3
 If previously approved, provide a copy of the Traffic Impact Analysis and verify conformance
13. **Is the property subject to any liens, encumbrances, or judgments?** ☐ Yes ☒ No
 If yes, provide details on a separate sheet. Permission from any lien holder(s) and/or removal of any encumbrances or judgments will be necessary prior to filing of a plat with the County Clerk's office.
14. **Is any part of the property in a regulatory floodway?** ☐ Yes ☒ No
15. **Is any part of the property in a regulatory floodplain?** ☐ Yes ☒ No

IMPORTANT NOTES:

- All staff comments must be addressed by the resubmittal date. If not, the plat will be rejected and will NOT be forwarded to the Planning Commission.
- For plats on TxDOT right-of-way, it is highly recommended that a permit be submitted to TxDOT prior to submitting the plat application.
- All new plats must be reviewed by the Park Development Manager in the Parks and Recreation Department, (830) 221-4358.

**Final Plat Application & Checklist**

Please Note: The signature of owner authorizes City of New Braunfels staff to visit and inspect the property for which this application is being submitted. The signature also indicates that the applicant or his agent has reviewed the requirements of this application/checklist and all items on this checklist have been addressed and complied with.

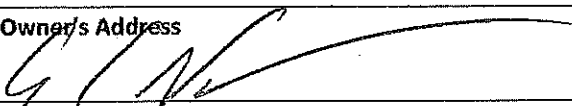
(Check One:)

☐ I will represent my application before the Planning Division and/or Planning Commission.

☒ I hereby authorize the person named below to act as my agent/applicant in processing this application before the Planning Division and/or Planning Commission.

Furthermore, I agree to comply with all platting and subdivision requirements of the City of New Braunfels. I understand the plat will be rejected and will **NOT** be forwarded to the Planning Commission unless staff comments are satisfactorily addressed by the plat resubmittal meeting date. I voluntarily waive my right to request a certificate stating the date the plat was filed and that the Planning Commission failed to act on the plat within thirty days. I do not object to consideration of the plat on April 3, 2018 (date of Planning Commission meeting). This waiver expires after April 3, 2018 (date of Planning Commission meeting).

Emmerson Nelson

Owner's Name (printed)	Phone	Cell	
5655 S IH35	New Braunfels	Texas	78132
Owner's Address	City	State	Zip
			
Owner's Signature	Date	Email Address	
		emerson@gvtc.com	

Agent/Applicant Name: Dorothy Taylor, RPLS

Company: HMT Engineering and Surveying

410 N. Seguin Ave. New Braunfels Texas 78130

Mailing Address City State Zip

830.625.8555 dorothyt@hmtnb.com

Phone

Cell

Email

APPLICATION FEE SCHEDULE

TYPE OF PLAT/ACREAGE	TYPE I (Not previously platted)
Less than 1 acre	\$75.00 plus \$2 per lot or \$4 per acre, whichever is greater
1 to 4.99 acres	\$150.00 plus \$2 per lot or \$4 per acre, whichever is greater
5 to 10 acres	\$225.00 plus \$2 per lot or \$4 per acre, whichever is greater
More than 10 acres	\$300.00 plus \$2 per lot or \$4 per acre, whichever is greater
OTHER FEES THAT APPLY:	
Sidewalk Waivers \$300.00	
Plat Variance / Waiver \$150.00 each	



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNB.COM
830.625.8555 • FAX 830.625.8556
TBPE FIRM F-10961

February 21, 2018

City of New Braunfels
Planning Department
550 Landa Street
New Braunfels, TX 78130

RE: Wavier Request – Lot 4R and Lot 5, Block 2, Engel Road Industrial Park
Section 118-49. – Sidewalks

To Whom It May Concern:

Please accept this letter as a waiver request for the construction of sidewalks along Safari Drive. This site is located at the turn in Safari Drive in New Braunfels, Texas. Per the City of New Braunfels Ordinance, Section 118-49 (a) Requirement for installation, we are requesting to waive the construction of the sidewalk. We feel our waiver request is within reason as this street does not have a continuous and consistent sidewalk constructed along it and it is located in an industrial area. In addition, sidewalk waivers along this street have been approved previously.

In my professional opinion, the granting of this waiver will not adversely affect the health, welfare and safety of our New Braunfels residents and visitors. We feel this waiver request is in harmony with the intent of the City of New Braunfels Platting Ordinance.

Please contact me if you have any questions or comments.

Thank you,


Dorothy Taylor, RPLS
Project Manager

