

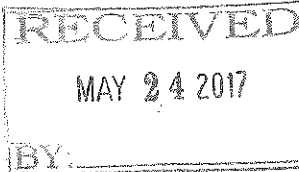


PLANNING

APPLICATION FOR LAND SUBDIVISION (PLAT)

Planning and Community Development
550 Landa Street, New Braunfels TX 78130
(830) 221-4050
www.nbtexas.org

Case No. PL-17-066



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

- PROPOSED SUBDIVISION NAME: MESQUITE BUSINESS PARK UNIT NO. N/A
LOCATION DESCRIPTION / NEAREST INTERSECTION: FM 1101
ACREAGE: 31.461 NO. OF LOTS: EXISTING 0 PROPOSED 24
REASON(S) FOR PLATTING/REPLATTING create a business park
- OWNER/APPLICANT*: MESQUITE BUSINESS PARK, LLC
(* If applicant is person other than owner, a letter of authorization must be provided from owner.)
ADDRESS: 1661 South Seguin Ave, New Braunfels, Texas 78130
TELEPHONE: 830-606-4419 FAX: NA MOBILE: _____
EMAIL rtut@gap1.com
- LICENSED ENGINEER/SURVEYOR: Drew A. Mawyer, R.P.L.S.
MAILING ADDRESS: 5151 W SH 46, New Braunfels, Texas 78132
TELEPHONE: 210.325.0858 FAX: _____ MOBILE: _____
EMAIL DrewM@dam-tx.com
- LIST ANY VARIANCES REQUESTED: Waiver for sidewalks along FM 1101 and within business park
REASON FOR REQUEST (LIST ANY HARDSHIPS): See attached Waiver for projection of streets
- PRESENT USE OF THE PROPERTY Undeveloped CURRENT ZONING: None
- CITY LIMITS: ☐ IN ☒ OUT - COUNTY: ☒ COMAL ☐ GUADALUPE - SCHOOL DIST: ☒ CISD ☐ NBISD ☐ _____
- IS ANY PART OF THE PROPERTY IN A FLOODPLAIN? ☐ YES ☒ NO (specify)
- DOES PLAT FALL IN THE BOUNDARY FOR: ☐ NBU ☐ GVEC ☐ AT&T ☒ OTHER PEC, CCSUD ☐ TXDOT ROAD
- Is the property subject to any liens, encumbrances, or judgments? If so, give details. (Provide separate sheet if needed.) Permission from any lien holders and/or removal of any encumbrances or judgments will be necessary prior to filing of said plat with the County Clerk's office.

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

- ☐ Completed application, including signature of owner/applicant and signed waiver.
- ☐ Fee (see reverse)
- ☐ 3 copies of TIA worksheets, reviewed by City Engineer, and appropriate Level TIA if required.
- ☐ Copy of deed showing current ownership.
- ☐ 17 copies of the plat, collated and folded so that the subdivision name is visible.
- ☐ 4 copies of Preliminary utilities plan including wastewater and water system showing the approximate location and size of onsite and offsite existing and proposed water lines and fire hydrants.
- ☐ 2 copies of the preliminary drainage plan
- ☐ Current deed restrictions for Vacating Plats, Replats, and Townhouse and Zero Lot Line Subdivisions.
- ☐ Survey showing any existing structures on the subject property.
- ☐ List of approved street names by the appropriate county.

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

I agree to comply with all platting and subdivision requirements of the City of New Braunfels. I understand that the plat will NOT be forwarded to the Planning Commission unless staff comments are satisfactorily addressed by the plat correction due date. I voluntarily waive my right to request a certificate stating the date the plat was filed and that the Planning Commission failed to act on the plat within thirty days. I do not object to consideration of the plat on July 5, 2017 (date of Planning Commission meeting). This waiver expires after July 5, 2017 (date of Planning Commission meeting). (The waiver statement above is not applicable to Minor Plats).

Date

5/23/17

Signature of Owner/Applicant

Drew A. Mawyer

Print Name & Title

DREW A. MAWYER PRESIDENT

**If applicant is person other than owner, a letter of authorization must be provided from owner. Signature indicate acceptance of waiver statement.

Reason for Request for Sidewalk Waiver

One acre industrial rural lot sizes located in the ETJ of The City of New Braunfels. This Industrial Park has no connectivity to any other development and is further disconnected to the south by the Waste Management property which is a nature conservation property, not to be developed.