



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-17-120CHECK ONE: ☐ Master Plan ☐ Prelim./Final Plat ☐ Prelim. Plat ☐ Final Plat ☒ Replat ☐ Amended ☐ Minor1. PROPOSED SUBDIVISION NAME: City Block 1015 UNIT NO.: _____

LOCATION DESCRIPTION / NEAREST INTERSECTION: _____

ACREAGE: 0.330 NO. OF LOTS - EXISTING: 1 PROPOSED: 2REASON(S) FOR PLATTING/REPLATTING: Practical Utilization of Property2. OWNER/APPLICANT*: Jesse W. Brewer

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

ADDRESS: 475 So AcademyTELEPHONE: 830-625-5358 MOBILE: 830-832-0679EMAIL: SNJBREWER@SATX.ER.COM3. LICENSED ENGINEER/SURVEYOR: HMT Engr. & SurveyingMAILING ADDRESS: 410 N. SAGUIN AVE N.B. TX 78130TELEPHONE: 830-625-8555 MOBILE: _____EMAIL: platts@hmtab.com4. LIST ANY VARIANCES / WAIVERS REQUESTED (\$150-\$300 EACH): Sidewalk WaiverREASON FOR REQUEST (LIST ANY HARDSHIPS): PRACTICAL APPLICATIONS5. PRESENT USE OF THE PROPERTY: RESIDENTIAL CURRENT ZONING: SND-16. CITY LIMITS: ☒ IN ☐ OUT - COUNTY: ☒ COMAL ☐ GUADALUPE - SCHOOL DIST: ☐ CISD ☒ NBISD ☐ _____7. IS ANY PART OF THE PROPERTY IN A FLOODPLAIN? ☐ YES ☒ NO (specify)8. DOES PLAT FALL IN THE BOUNDARY FOR: ☒ NBU ☐ GVEC ☐ AT&T ☐ OTHER: _____ ☐ TXDOT ROAD

9. 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. HMT
- ☒ Copy of deed showing current ownership.
- ☒ 17 copies of the plat, collated and folded so that the subdivision name is visible. HMT
- ☒ 5 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. HMT
- ☒ 2 copies of the preliminary drainage plan HMT
- ☒ Current deed restrictions for Vacating Plats, Replats, and Townhouse and Zero Lot Line Subdivisions. N/A
- ☒ Survey showing any existing structures on the subject property. HMT
- ☐ List of approved street names by the appropriate county. Will ST N/A
- ☐ Mailed notification _____ x 2.15 each = _____ - residential replat
- ☐ Newspaper Notice 115.00 each - residential replat

Sidewalk waiver \$300

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 11/2/17 (date of Planning Commission meeting). This waiver expires after 11/2/17 (date of Planning Commission meeting). (The waiver statement above is not applicable to Minor Plats.)

Date

[Signature]
Signature of Owner/Applicant

Jesse W. Brewer
Print Name & Title

*If applicant is person other than owner, a letter of authorization must be provided from owner. Signature indicates authorization for

October 12, 2017

To: City of New Braunfels
Planning and Community Development Dept.

From: J. W. "Jay" Brewer 

Re: 455 Academy - Replat to Establish Lots 18R and 19R

Subj.: Sidewalk Waiver Request

The request for a "sidewalk waiver" for this re-plat initiative was filed on September 26th, 2017. The waiver request was accompanied by check number 1316 which included the \$300. sidewalk waiver request fee as well as other fees associated with the replat. The request for waiver centers around the nature of this very old and quite unique residential section of Hill St. situated between Garden and Jahn. As this neighborhood currently exists, it is neither practical nor justifiable to consider the addition of sidewalks and on a mid to long term planning horizon there would be little consideration given to any economic development investment.

There are an estimated 20 homes on the street in the area of this re-plat that are built on lots that range in width from approximately 29' to 60' and depths of just 83' to 87'. This portion of Hill Ave. is very narrow with widths of about 17' to 20' with homes on one side -- and the railroad tracks closely positioned on the other. Several of these homes are built very close to the street with porches as close as two feet from the edge of the street and several about 5' to 7' from the edge of the street. (See attached photo copies) The street is not really even wide enough in some places to safely accommodate two way traffic. Sidewalks just do seem to be a useful, practical or prudent expenditure with little or not practical way to consider the addition of such. And the addition of sidewalks in this area would clearly have an adverse affect on a number of homeowners and would represent considerable disruption to their properties and their lives. Further, less than 200' "up the hill" the street makes a sharp turn where other properties would be affected by the addition of sidewalks and the cost to add those would escalate considerably.

The nature of this re-plat request does not include any future plan to add a residential structure, or a structure of any type, but merely to re-position this portion of an existing lot to represent a viable option for any future consideration -- where currently, under SND-1 zoning requirements, this portion is of no practical use.

Thank you for your consideration of the request.

Contact Information: snjbrew@satx.rr.com

830-832-0679



