

Preliminary Plat Application

1. **Proposed Subdivision Plat Name:** Westridge Oaks Subdivision Unit No. _____
 Nearest Street Intersection: 0.07 miles southwest to Havenwood Blvd & FM 1102 intersection
 Acreage: 68.976
 Quantity of proposed lots: 193 Res. _____ Com. 3 Park 2 Drainage 2 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 Crystal Clear SUD
3. **Subdivision Master Plan:** Yes No Date approved: _____
 If yes, provide a copy of the Master Plan and verify conformance
4. **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
5. **Public infrastructure proposed with subdivision.** Water Wastewater Streets (including private)
 Stormwater Construction plans approved? Yes No
 Construction plans approved/date and agency: _____
6. **Licensed Engineer/Surveyor:** Richard A. Goodwin, RPLS
 Mailing Address: P.O. Box 9925 Spring Branch, TX 78070
 Telephone: (830) 228-5446 Email: rgoodwin@msenr.com
7. **Waiver(s) approved with the Master Plan:** N/A
 If yes, provide copy of approval letter.
8. **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.
9. **Present use of the property:** Open **Current Zoning:** OLL
10. **Proposed use(s) of the property:** Residential Subdivision
11. **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
12. **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.
13. **Is any part of the property in a regulatory floodway?** Yes No
14. **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.

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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 12-4-18 (date of Planning Commission meeting). This waiver expires after 12-4-18 (date of Planning Commission meeting).

7	Hunter Creek Enterprises LP	Chris Harborth	979-203-4080
	Owner's Name (printed)	Phone	Cell
X	Rocafette Ln	Merion	TX 78124
	Owner's Address	City	State Zip
X		9-7-18	chrisharborth@bwicompanies.com
	Owner's Signature Chris Harborth	Date	Email Address

Agent/Applicant Name: BRIAN MENDEZ

Company: MES ENGINEERING

376 LANDA ST. NEW BRAUNFELS TX 78130

Mailing Address City State Zip

(830) 629-2899 (210) 215-8599 BMENDEZ@MSENER.CO

Phone Cell Email

APPLICATION FEE SCHEDULE

FEE TO PLAT	OTHER FEES THAT APPLY:
\$1,000 base fee + \$50 per acre (\$2,500 max)	TIA Worksheet \$100
	Sidewalk Waivers \$300.00
	Plat Variance / Waiver \$150.00 each
	Level 1 TIA (\$500)
	Level 2 TIA \$750
	Level 3 TIA \$1,250
	Technology Fee 3%



November 14, 2018

City of New Braunfels
550 Landa St.
New Braunfels, TX 78130

RE: Westridge Oaks Subdivision – Preliminary Plat

To Whom It May Concern,

This letter is to request a variance exception to Section 118-49 of the New Braunfels Subdivision Ordinance that would require sidewalks along FM 1102 at the Westridge Oaks Subdivision.

FM 1102 is a rural Farm to Market road with a speed limit of 55 miles per hour, with the majority of the roadway being one lane in each direction with a narrow shoulder. Currently, there are no other pedestrian facilities along FM 1102 in the immediate vicinity of the project, including the Havenwood subdivisions and the Crossings at Havenwood subdivision directly across the street from Westridge Oaks.

On behalf of the development staff of the Westridge Oaks Subdivision we would like to request a variance to eliminate the sidewalk along the FM 1102 ROW, as, at this time, any practical use of the sidewalk facility would come from the neighborhood itself. As a safety concern, the developer does not want to encourage pedestrian activity, from potential homeowners within the subdivision, along a higher speed narrow Farm to Market highway. Additionally, there are no other pedestrian accessible destinations from this subdivision, within a reasonable distance, that would require pedestrian facilities along this rural highway. The overall project development is planning to have internal sidewalks, trails, and green areas to provide ample pedestrian activity within a more controlled environment within the subdivision, where the developer has a better opportunity to require lower street speeds and safer pedestrian facilities. Lastly, with the offset ROW established with the subdivision plat, and considering TxDOT would require this sidewalk to be placed along the ROW line, future unplatted development would have a difficult time connecting to this sidewalk.

In closing, FM 1102 is on the Major Thoroughfare Plan as a Secondary Arterial Type A (120'). In the future, when development and growth require, this roadway will undergo major reconstruction. At the time of this major reconstruction, it is likely all of the roadway, drainage, and pedestrian facilities will be improved and efforts put forth at this time are likely to be removed or realigned.

It is our belief, sidewalk improvements along FM 1102, at this time, would not provide any reasonable use to the community, it would potentially create a safety hazard, and relocation is a high probability in the future in order to meet the current street standards having the sidewalk adjacent to the curb line. In our opinion, the allowance of this variance would better protect the health, safety, and welfare of the general public.



M&S ENGINEERING
CIVIL | ELECTRICAL | STRUCTURAL | MEP

Thank you for your consideration of this variance. If you have any questions or require additional information, please call me or Brian Mendez at (830)629-2988.

Sincerely,

Trevor Tast, P.E.
M & S Engineering, L.L.C.

Cc: File