

**Final Plat Application & Checklist**

Case No.: PL-18-\_\_\_\_\_

1. **Proposed Subdivision Plat Name:** ZIPP COMPOUND Unit No. 1  
**Nearest Street Intersection:** E. Zipp Rd / Woods End  
**Acreage:** 0.159  
**Quantity of proposed lots:** \_\_\_\_\_ Res. \_\_\_\_\_ Com. \_\_\_\_\_ Park \_\_\_\_\_ Drainage 1 private Road 1 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: NA  
If yes, provide a copy of the Master Plan and verify conformance
5. **Planned Development District:** ☐ No ☐ Yes Date approved: NA 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: \_\_\_\_\_
7. **Licensed Engineer/Surveyor:** HMT ENGINEERING  
**Mailing Address:** 410 N. Seguin Ave New Braunfels TX 78130  
**Telephone:** 830-625-8555 **Email:** WWW.HMTNB.COM
8. **Waiver(s) approved with the Master Plan or Preliminary Plat:** \_\_\_\_\_  
If yes, provide copy of approval letter. 1 Sidewalk waiver
9. **Waiver(s) requested (\$150-\$300 each):** 1 waiver requested for NBCO Sec 118-46- Attached  
Justification for waiver(s) in compliance with NBCO Sec. 118-11 must be attached in separate document.
10. **Present use of the property:** RESIDENTIAL **Current Zoning:** RESIDENTIAL
11. **Proposed use(s) of the property:** RESIDENTIAL - Private Road
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 at 221-4358.



## Final Plat Application

**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 City Staff and/or Planning Commission.

☐ I hereby authorize the person named below to act as my agent/applicant in processing this application before the City Staff 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 9/5/18 (date of Planning Commission meeting). This waiver expires after 9/5/18 (date of Planning Commission meeting).

Terrence Power 210-326-7883  
Owner's Name (printed) Phone Cell  
1439 E. Zipp Rd New Braunfels TX 78130  
Owner's Address City State Zip  
Terrence Power 6/21/18 tpower1439@gmail.com  
Owner's Signature Date Email Address

Agent/Applicant Name: Terrence Power

Company: Self

Same as above  
Mailing Address City State Zip

Phone Cell Email

### APPLICATION FEE SCHEDULE

FEE TO PLAT	OTHER FEES THAT APPLY:
\$1,250 base fee + \$100 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% of Application subtotal fee

**WAIVER JUSTIFICATIONS  
CITY OF NEW BRAUNFELS PLATTING ORDINANCE, 118-46  
ZIPP COMPOUND ASSOCIATION PRIVATE ROAD**

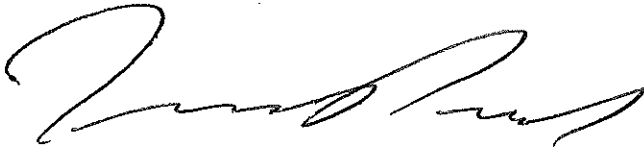
8/24/18/18

To whom it may concern,

We request a waiver from the Private Road provisions of the Platting Ordinance in the following areas:

1. The distance from the exterior call box to the gate will be less than 30'; approximately 20' to have the call box located on the HOA property.
2. The pavement width will be less than 20'. The width of the current Guadalupe County road width where the gate will be located is 14'.
3. There will be no center median since this is a sliding gate.

We request a sidewalk waiver: there are no sidewalks installed anywhere in this area.



Terrence Powell, President  
Zipp Compound Association  
1439 E. Zipp Rd, New Braunfels TX, 78130  
210-326-7883

