



**Planning & Development Services Department**  
 550 Landa Street  
 New Braunfels, Texas 78130  
 (830) 221-4050 [www.nbtexas.org](http://www.nbtexas.org)

CC/Cash/Check No.: \_\_\_\_\_  
 Amount Recd.: \$ \_\_\_\_\_  
 Receipt No.: \_\_\_\_\_  
 Case No.: \_\_\_\_\_

*Submittal date – office use only*

### Preliminary Plat Application

**General:**

1	Proposed Subdivision Name, Unit #								
2	Nearest Street Intersection or Address								
3	Total Acreage								
4	Proposed land use (acreage)								
	Res		Comm.		Park		Drainage		Open Space
5	Number of Proposed Lots								
	Res		Comm.		Park		Drainage		Open Space

**Boundaries:**

6	City Limits			IN		OUT	
7	County			Comal		Guadalupe	
8	School District	CISD		NBISD		Other	
9	Adjacent TxDOT Roadway <sup>1</sup>	NO	YES	Road Name			
10	Utility District	NBU		GVEC		GBRA	
		Green Valley		Clear Springs		Other	

**Floodway:**

11	Floodway - Is any part of the project property within the regulatory floodway?	NO		YES	
12	Floodplain - Is any part of the project property within the regulatory floodplain?	NO		YES	

**Zoning and Land Use:**

13	Current Zoning District						
14	Planned Development District	NO		YES		Ord. No.	
	Planned Development Name					Case Number	
15	Present Use of Property						
16	Proposed Use of Property						
17	Approved Subdivision Master Plan					NO	YES
	Master Plan Name				Case Number		

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**Infrastructure:**

18	Existing Utility Service to Property	Water <sup>1</sup>		Wastewater <sup>1</sup>	
19	Public Infrastructure Proposed with Subdivision				
	Water <sup>1</sup>		Wastewater <sup>1</sup>		Streets (pub & prv <sup>t</sup> ) <sup>1</sup>
					Storm water <sup>1</sup>
20	Private	Water Well <sup>1</sup>		Distance in feet to closest public system	
	Private	On-Site Sewage Facility <sup>1</sup>		Distance in feet to closest public system	
21	Construction plans approved?			NO	YES
22	Date approved and agency?				

**Transportation:**

23	Streets	Public		Private <sup>2</sup>	
24	If private, will streets be gated?		NO	YES	
25	TIA Required Per Worksheet (per NBCO Sec. 114-99, Sec. 118-46)		NO	YES <sup>1</sup>	
26	TIA Approval Date		TIA Level (if applicable)		

**Waiver(s):** Each waiver request must be submitted as a separate application. See [waiver application](#).

27	Approved waiver(s) associated with this subdivision?	NO	YES	
28	If YES, list all approved waiver case numbers			
	Plat section(s) waived			

**Additional:**

29	Are there easements or restrictions recorded by separate document on the property?	NO	YES	
	If YES, provide digital copy as an attachment (See #25 in required attachments table page 3)			
30	Is the property subject to any liens, encumbrances, or judgments?	NO	YES	
	If YES, provide digital copy as an attachment (See #8 in required attachments table page 3)			

**Pre-Development Meeting:**

31	Was there a pre-development meeting regarding this application?	NO	YES	
	If YES, pre-development meeting case number	DVS –		

**Application Fee Schedule: Fees to Plat**

32	Utilize the <a href="#">Fee Calculation Form</a> online or contact staff prior to submittal – see <a href="#">Subdivision Application Instructions</a>
	\$1,000.00 = base fee + \$50.00 per acre (\$2,500.00 max)
	Technology Fee 3% of Application subtotal fee

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**Footnotes:**

<sup>1</sup> Letters of Certification will be required from each utility/jurisdiction as indicated. Samples with Subdivision Application Instructions.

<sup>2</sup> Letters Private streets require approval by the Planning Commission as a waiver. See #23/24 above.

Required Attachments:

City	Applicant	File ID #	Attachment	Application Reference
		1	USB drive with a digital copy (.pdf) of all documents included in application if submitting in person.	
		2	<b>Project Letter</b>	
		3	<b>Application</b> (completed and signed by owner and agent)	
		4	<b>Deed</b> showing current ownership of entire subject property	
		5	<b>Preliminary Plat</b>	
		6	<b>Survey</b> (include any existing improvements/structures on subject property)	
		7	<b>Parks Letter</b> (completed and signed worksheet)	
		8	<b>Lien Holder(s), Encumbrance, or Judgement</b> Paperwork	30
		9	<b>Utility &amp; Road Schematic</b>	
			Letters of Certificate (LOC):	
		10	<b>LOC – Drainage</b> (Drainage Report acceptance – CoNB Public Works – Engineering)	
		11	<b>LOC – TIA</b> (Traffic Impact Analysis acceptance – CoNB Public Works – Engineering)	25
		12	<b>LOC – Construction Plan</b> (Construction Plan – CoNB Public Works – Engineering)	21
		13	<b>LOC – Water</b> (Utility Provider certification – Water)	18, 19
		14	<b>LOC - Wastewater</b> (Utility Provider certification – Wastewater)	18, 19
		15	<b>LOC – Electric</b> (Utility Provider Certification – NBU electric service only)	
		16	<b>LOC – Well Authorization</b> (From county when in ETJ and LOC from Utility Provider regarding distance to existing infrastructure)	20
		17	<b>LOC – OSSF Authorization</b> – (From county when in ETJ and LOC from Utility Provider regarding distance to existing infrastructure)	20
		18	<b>LOC – TxDOT</b> – (TxDOT District Office)	9
		19	<b>Development Agreement</b>	
		20	<b>Approved Master Plan</b>	17
		21	<b>Master Plan Approval Letter</b>	17
		22	<b>Standards for the Approved PD</b>	14
		23	<b>Detail Plan</b> or <b>Concept Plan</b> (if approved by City Council) for the approved PD	14
		24	<b>Current Deed Restrictions for Townhouse/Zero Lot Line Subdivisions</b> (City does not enforce deed restrictions)	
		25	<b>Easements &amp; Restrictions</b> (Recorded by separate instrument on property)	29
		26	<b>Gated Plan Sheet</b> (must illustrate compliance with standards)	24, 25
		27	<b>Street Name Approval Letter(s)</b> (when new street right-of-way is proposed)	
		28	<b>Waiver Approval Letter(s)</b> (Waivers applicable to Subdivision)	27
		29	<b>Fee Calculation Form</b>	32

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**Licensed Engineer/Surveyor:**

Licensed Engineer/Surveyor Signature		Date	
Licensed Engineer/Surveyor Name (printed)			
Company		Phone #	
Mailing Address (City, State, Zip)			
E-Mail			

**Property Owner Authorization:**

<p>As the property owner of the Proposed Subdivision, I hereby authorize City of New Braunfels' staff to visit and inspect the subject property for which this application is being submitted.</p> <p>Additionally, I have reviewed the Subdivision Application Instructions, the requirements of this application and related checklist(s), and hereby confirm all required materials demonstrating compliance with city codes and regulations are attached.</p>			
<input type="checkbox"/> I will represent my application before City Staff and/or Planning Commission as the Applicant			
<b><u>OR</u></b>			
<input type="checkbox"/> I hereby authorize the person named under Authorized Agent to act as Applicant in processing this application before City Staff and/or Planning Commission.			
Owners Signature		Date	
Owners Name (printed)		Phone #	
Mailing Address (City, State, Zip)			
E-Mail Address			

**Authorized Agent Statement:**

<p><b>Please Note:</b> The signature of the Authorized Agent confirms the Authorized Agent has reviewed the Plat Application Instructions, requirements of this application and related checklist(s) and hereby confirms all required materials are attached demonstrating compliance with city codes and regulations.</p>			
Authorized Agent Signature		Date	
Agents Name (printed)			
Company		Phone #	
Mailing Address (City, State, Zip)			
E-Mail			



**2022**  
**PLANNING COMMISSION MEETING CALENDAR**  
**FOR SUBDIVISION PLATS**  
**Council Chambers**  
**6:00 p.m.**

Meeting Date (Tuesday unless otherwise noted)	Plat Application Deadline Receipt of Applications <b>MONDAY only between 8 am and NOON deadline</b>	Staff Plat Review Meeting (Completeness Check)	Completeness Notification (Incomplete application will be rejected)
Tuesday, December 7, 2021	Monday, November 8, 2021	Thursday, November 11, 2021	Friday, November 12, 2021
Tuesday, January 4, 2022	Monday, December 6, 2021	Thursday, December 9, 2021	Friday, December 10, 2021
Tuesday, February 1, 2022	Monday, January 3, 2022	Thursday, January 6, 2022	Friday, January 7, 2022
Tuesday, March 1, 2022	Monday, January 31, 2022	Thursday, February 3, 2022	Friday, February 4, 2022
Tuesday, April 5, 2022	Monday, March 7, 2022	Thursday, March 10, 2022	Friday, March 11, 2022
Tuesday, May 3, 2022	Monday, April 4, 2022	Thursday, April 7, 2022	Friday, April 8, 2022
Tuesday, June 7, 2022	Monday, May 9, 2022	Thursday, May 12, 2022	Friday, May 13, 2022
Tuesday, July 5, 2022	Monday, June 6, 2022	Thursday, June 9, 2022	Friday, June 10, 2022
Tuesday, August 2, 2022	<b><sup>1</sup>Tuesday, July 5, 2022</b>	Thursday, July 7, 2022	Friday, July 8, 2022
<b><sup>2</sup>Wednesday, September 7, 2022</b>	Monday, August 8, 2022	Thursday, August 11, 2022	Friday, August 12, 2022
<b><sup>3</sup>Wednesday, October 5, 2022</b>	<b><sup>4</sup>Tuesday, September 6, 2022</b>	Thursday, September 8, 2022	Friday, September 9, 2022
Tuesday, November 1, 2022	Monday, October 3, 2022	Thursday, October 6, 2022	Friday, October 7, 2022
Tuesday, December 6, 2022	Monday, November 7, 2022	Thursday, November 10, 2022	Friday, November 11, 2022
Tuesday, January 3, 2023	Monday, December 5, 2022	Thursday, December 8, 2022	Friday, December 9, 2022

<sup>1</sup> Moved from Monday as City Hall is closed for Independence Day 07/04/2022  
<sup>2</sup> Meeting moved from Tuesday to Wednesday due to Budget Meetings on 09/06/2022  
<sup>3</sup> Meeting moved from Tuesday to Wednesday due to National Night Out 10/04/2022  
<sup>4</sup> Moved from Monday to Tuesday due to City Hall being closed 09/05/2022 for Labor Day  
 Wurstfest 11/05/2021-11/14/2021, 2022 dates unknown