



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Planning & Development Services Department

550 Landa Street

New Braunfels, Texas 78130

(830) 221-4050

www.newbraunfels.gov

Airport Hazard Zoning District Development Permit Application

1. Property Owner:

Name _____

Mailing Address _____

Telephone: _____ **Fax:** _____ **Mobile:** _____ **Email:** _____

2. Subject Property Address/Location: _____

3. Legal Description: (if not platted, please attach a survey)

Name of Subdivision: _____

Lot(s): _____ **Block(s):** _____ **Acreage:** _____

4. Is the property within the city limits? ____ Yes ____ No

5. If yes, what is the current zoning of the subject property? _____

6. What AHZD (Airport Hazard Zoning District) is the subject property located within? Circle applicable:

A-3 (Approach 3 Zone) ~ A-2 (Approach 2 Zone) ~ A-1 (Approach 1 Zone) ~ Clear Zone ~ Primary Zone ~ Transition Zone

7. Which Runway is the AHZD associated with? ____ R13 ____ R17 ____ R31 ____ R35

8. If the property includes a Transition Zone, what is the adjacent AHZD? _____

9. Existing use of subject property: _____

10. Proposed use(s) to be located on the subject property: _____

11. Proposed lighting: _____

12. Proposed use of any reflective materials: _____

13. Construction Method and Materials. Select one:

A) In the city limits. A building permit has been submitted demonstrating compliance with Construction Method requirements. ____ Yes ____ No If No, I hereby attest that a building permit demonstrating compliance with the requirements of Section 5.20, Airport Hazard Zoning District, will be submitted prior to the commencement of construction of any structures.

B) In the Extra Territorial Jurisdiction (ETJ). A Construction Compliance Letter shall be submitted to the City of New Braunfels at the completion of construction verifying that the project has been constructed in compliance with the requirements of Section 5.20, Airport Hazard Zoning District.

Property Owner

Date

14. Include all other federal and state approvals required for construction or alteration of proposed improvements, i.e.:

___ FAA authorization
___ TxDOT Aviation authorization

15. **ATTACHMENTS:**

___ **Site Plan** (3 sets) – containing all information listed
on the next page

___ **Elevations of structures** (1 set)

___ **Application Fee** of \$_____ (see next page)

___ **Technology Fee** of \$_____ (calculated
as 3% of total application fee)

As the owner, I hereby certify that the property identified within this application has met and will continue to comply with the standards and other requirements established for Airport Hazard Zoning District regulations as specified in Section 5.20 of the New Braunfels Zoning Ordinance. Furthermore, I understand that this AHZD Development Permit does not replace required building permits for construction or other federal or state permits.

Signature of Owner(s)

Date

Print Name

For Office Use Only

Fee Received By: _____ Amount _____ Receipt No.: _____

Date Received: _____ Cash/Check Number: _____

Associated Building Permit Number: _____

**PLEASE READ THE FOLLOWING INFORMATION REGARDING
AN AIRPORT HAZARD ZONING DISTRICT DEVELOPMENT PERMITS
PRIOR TO SUBMITTING AN APPLICATION**

PURPOSE AND PROCEDURE:

This permit is to ensure compliance with the City of New Braunfels' regulations of the Airport Hazard Zoning District, including use restrictions, height limitations, construction methods and materials and other provisions within Section 5.20 Airport Hazard Zoning District, Chapter 144 Zoning Ordinance, of the City's Code of Ordinances prior to construction. The permit is administrative.

APPLICATION COMPLETENESS:

Applications will be reviewed for completeness by Staff. If the application is incomplete, the Planning Division will notify you within 10 days of receipt of the application. The applicant will have 45 days to submit the required information or the application will expire and a new application process will need to be started.

FEES:

Inside city limits:

1. One- and two-family dwelling AHZD permit (\$.05/sf for residential) + \$100.00
2. Other than one- and two-family dwelling AHZD permit (\$.10/sf for commercial) + \$250.00

In ETJ:

1. One- and two-family dwelling AHZD permit \$100
2. Other than one- and two-family dwelling AHZD permit \$250

Technology Fee: 3% of total application fee

LEGAL DESCRIPTION:

Example of platted property: Lot A, Block 4, ABC Subdivision. If the property is unplatted a survey of the property must accompany the application. A survey can include a plat or metes and bounds description.

SITE PLAN: (See example on page 4 of this application.)

A site plan shall include the following:

- Sealed by registered engineer, architect or land surveyor (when submitted separate from building permit).
- Drawn to scale. Indicate the scale on the site plan. A typical engineer or architect scale is acceptable.
- Show all proposed improvements, including expansions, with dimensions.
- Show all existing and proposed trees. In a table on the site plan, indicate the common name of existing and proposed trees, the maximum height of species and the name of the reputable landscape resource.
- Show the distance in feet of the nearest edge of each proposed improvement (structures and living materials) from the boundary of the Inner or Non-Precision Zone adjacent the associated Runway. (See Figure 5 on page 15 of this application.)
- Indicate the maximum height at the highest point of all proposed improvements and structural alterations, including landscaping (maximum height of the subject plant at maturity per reputable landscape resource, include citation).
- Indicate highest elevation, measured in feet above mean sea level (msl), at the highest point of all proposed improvements and alterations, including landscaping (maximum elevation shall be based on the average height of the subject plant at maturity per reputable landscape resource, include citation).

ELEVATIONS

An elevation shall include the following:

- A profile plan of all proposed structures.
- Drawn to scale. Indicate scale on the plan. A typical engineer or architect scale is acceptable.
- Indicate the height of each structure at its highest point from the adjacent site surface.
- Indicate the highest elevation of the tallest point of all the structures combined, measured in feet above mean sea level.

CONSTRUCTION COMPLIANCE LETTER:

Applicants applying for an AHZD development permit in the ETJ shall submit to the City a letter of construction compliance for Section 5.20-9, Construction Methods and Materials, from a qualified engineer, architect or new construction inspection firm licensed and insured in the state of Texas prior to occupancy. City inspectors will perform compliance inspections for Section 5.20-9 for those applications within the city limits with associated building permits.

**IF ADDITIONAL INFORMATION IS NECESSARY,
PLEASE CONTACT THE PLANNING DIVISION AT:
(830) 221-4050**