

Master Plan Review Checklist – City of New Braunfels

Planning Case No.		Plat Name:
Review		
Yes	N/A	Master Plan Submittal (Sec. 118-21 (e))
<input type="checkbox"/>	<input type="checkbox"/>	Proof of land ownership. (e)
<input type="checkbox"/>	<input type="checkbox"/>	Letter of authorization (if required)
Review		Master Plan Submittal (Sec. 118-22 (a))
Yes	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	Topographic map of the entire area. (a)
<input type="checkbox"/>	<input type="checkbox"/>	Includes all of owner's property (where the proposed subdivision constitutes a unit of a larger tract that is to be subsequently subdivided, the applicant is required to submit a subdivision Master Plan of the entire area). (a)
<input type="checkbox"/>	<input type="checkbox"/>	Scale not less than 1" = 500' (a)
<input type="checkbox"/>	<input type="checkbox"/>	Names and addresses of the developers/subdividers, record property owner, engineer and/or surveyor with proof of registration. (a)(1)
<input type="checkbox"/>	<input type="checkbox"/>	Proposed name of the subdivision. (a)(2)
<input type="checkbox"/>	<input type="checkbox"/>	Location map with subdivision boundaries, major streets, north arrow, and City Limits/ETJ. (a)(3)
<input type="checkbox"/>	<input type="checkbox"/>	Schematic layout of the entire tract including: (a)(4) <ul style="list-style-type: none"> • its relationship to adjacent property and existing adjoining development • streets • blocks • drainage • utilities • open space • parks
<input type="checkbox"/>	<input type="checkbox"/>	The phases/units of development of the tract. (a)(5)
<input type="checkbox"/>	<input type="checkbox"/>	Proposed land use categories and zoning. (a)(6)
<input type="checkbox"/>	<input type="checkbox"/>	Number of dwelling units per acre and population densities. (a)(6)

<input type="checkbox"/>	<input type="checkbox"/>	Arterial, collector, and local street layout. (a)(8)
<input type="checkbox"/>	<input type="checkbox"/>	Location of parks, schools, and public uses. (a)(9)
<input type="checkbox"/>	<input type="checkbox"/>	Significant natural features, including floodplains and wooded areas. (a)(10)
<input type="checkbox"/>	<input type="checkbox"/>	Significant manmade features, such as railroads, buildings, and utilities. (a)(11)
<input type="checkbox"/>	<input type="checkbox"/>	Compliance with Chapter 118, Article IV - Design Standards (<i>see Design Standards checklist</i>)

Review		Standards for Master Plan Approval (Sec. 118-22(f))
Yes	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	The property is consistent with all Zoning Ordinance requirements and any development agreements. (1)(a)
<input type="checkbox"/>	<input type="checkbox"/>	The proposed configuration of roads, water, wastewater, and drainage is adequate to serve each phase of the subdivision. (1)(b)
<input type="checkbox"/>	<input type="checkbox"/>	The schedule of development is feasible and prudent. (1)(c)
<input type="checkbox"/>	<input type="checkbox"/>	The location and size of development proposed assures orderly and efficient development of the land subject to the approved Master Plan. (1)(d)
<input type="checkbox"/>	<input type="checkbox"/>	Where the proposed development is located within the City ETJ and is subject to an interlocal agreement, the proposed subdivision master plan meets any County standards to be applied pursuant to the agreement. (1)(e)