

Received 7-15-2020
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CITY OF TIOGA
600 Main Street, P.O. Box 206, Tioga, Texas 76271
Office 940-437-2351 Fax 940-437-2432

PLANNING APPLICATION
(Please print clearly)

TYPE OF APPLICATION
(Please check one)

PLATS

OTHER

☒ Preliminary ☐ Zoning Change
☒ ~~Final~~ ☐ Specific Use Permit
☐ Replat ☐ Variance
☐ Minor

APPLICANT INFORMATION

Current Land Owner

Applicant or Agent of Owner
(if applicant is not property owner)



Signature

Brandon Miller

Printed Name

JBM Interests, LLC

Company

PO Box 727, Tioga TX 76271

Mailing Address

940.999.7412

Telephone

Cell

Fax

Brandon@JBMHomes.com

Email

PROJECT INFORMATION

(Complete all information)

Proposed Project Name: Timber Creek Estates

Location: See exhibit A: Address is 332 W Hinton rd, Tioga, TX 76271

Existing Zoning: AG- In Tioga ETJ

Proposed Zoning (if applicable): Single Family residential

Type of Variance needed (if applicable): _____

Reason Specific Use Permit is requested (if applicable): _____

Existing Subdivision/Survey Name: A. WOOLEM SURVEY

Existing Block/Abstract No.: ABSTRACT 1338 Lot/Tract No: _____

Proposed Plat Name (if applicable): Timber Creek Estates

Acreage: APPROX 20.1 ACRES Number of Lots Created: 63

Size of Lots (min./max): Min lot 70' wide and 120' deep.

APPLICATION EXPLANATION

Explanation and Description of Request or Project:

All of the Tract described is currently located within the City of Tioga's ETJ and is
contiguous and adjacent to the current city limits of the City.

Land owner is proposing to annex the property into city limits and proposing this attached
planned development preliminary plat.

SUBMISSION REQUIREMENTS

Before preparing an application, the applicant may consult with City Staff to discuss the feasibility of the request and any additional information needed to process the application.

Applications should be filed with the City Secretary a minimum of fifteen (15) days prior to the Planning and Zoning Commission meeting in order to be placed on the agenda for that meeting. Please note that all plats will be sent to the City Engineer for review prior to the Planning and Zoning Commission meeting. The Plat will be placed on the agenda for the first available meeting after it is accepted by the City Engineer (which may take more than fifteen (15) days).

A copy of the Planning and Zoning Ordinance and/or Subdivision Ordinance can be obtained from the City Secretary. (There may be a charge assessed for the copies.) It is imperative that plats contain all information required by the Subdivision Ordinance.

The following list of submission requirements should be used by the applicant as a guide in preparing a complete application. If any of the required information is missing, inaccurate or incomplete, the application may not be placed on the agenda of a Planning and Zoning Commission meeting.

- A. A completed and signed application form; and,**
- B. A check for the application fee, made payable to the City of Tioga; and,**
 - 1. Preliminary Plat:**
 - a. Three (3) copies of the preliminary plat (see subdivision ordinance for plat requirements); and,
 - b. One (1) copy of the boundary traverse calculations of the subdivision.
 - 2. Final Plat:**
 - a. Six (6) direct prints and three (3) mylar prints of the final plat (see subdivision ordinance for plat requirements).
 - b. Six (6) sets of plans and specifications for water, sanitary sewer, asphaltting and drainage improvements prepared by a registered professional civil engineer. (See subdivision ordinance for construction plan requirements.)
 - 3. Replat:**
 - a. Six (6) direct prints and three (3) mylar prints of the final plat (see subdivision ordinance for plat requirements).
 - 4. Minor Plat (Short form):**
 - a. Six (6) copies of the final plat together with three (3) mylar sheets are required. Final plats will be drawn on 18" X 24" sheets at a scale not to exceed 1" = 200'. (See subdivision ordinance for plat requirements.)
 - b. A topography contour plan drawn per the requirements of the preliminary plat (see subdivision ordinance for details).
 - 5. Zone Change, Specific Use Permit or Variance:**
 - a. Two (2) copies of the property survey and/or plat.
 - b. Two (2) sets of architectural drawings of the proposed improvements on the site.

FILING FEES

Preliminary Plat	\$200.00 plus \$5.00 per lot (to be paid at time of filing) and actual engineering fees plus a 10% administrative fee for plan review (to be paid before approval of the preliminary plat).
Final Plat	Actual Engineering fees plus a 10% administrative fee for plan review (to be paid before approval of the final plat).
Construction Plans	Actual Engineering fees plus a 10% administrative fee for plan review (to be paid before approval of the final plat).
Replat	\$100.00 (to be paid at time of filing) and actual engineering fees plus a 10% administrative fee for plan review (to be paid before approval of the plat).
Minor Plat	\$100.00 plus \$5.00 per lot (to be paid at time of filing) and actual engineering fees plus a 10% administrative fee for plan review (to be paid before approval of the plat)
Variance, Zoning Change, or Specific Use Permit	\$200.00 (to be paid at time of filing)