

7/2/2019

Agenda Item No. K)

Contact

*Applicant: Urban Civil; Case Manager: Matthew Simmont
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SUBJECT:

Discuss and consider the master plan for Navarro Subdivision.

Plat Information:

Case #: MP19-0173

Owners: Louis C. & Annie Heinemeyer
737 Corona St
San Antonio, TX 78209

Randall Smidt
1207 Bay Oaks
Houston, TX 77008

Paula T. Soukup
P.O. Box 7
Geronimo, TX 78115

Developer: Gram Vikas Partners Inc.
Kelly Leach
1141 N. Loop 1604 E. #105-114
San Antonio, TX 78232
(210) 827-7918 kelly.welovedirt@gmail.com

Engineer: KFW Engineering & Surveying (Wayne Flores, P.E.)
3421 Paesanos Parkway, Suite 200
San Antonio, TX 78231
(210) 979-8444 wflores@kfwengineers.com

Description: 1,416 residential lots, park, drainage/detention and open space areas on 324 acres

Background:

The subject property is located outside city limits and on the eastern edge of the City's ETJ. Most of the property includes land that is either located within the existing New Braunfels ETJ or that has been approved for transfer from the Seguin ETJ into the New Braunfels ETJ upon property owner request (totaling approximately 300 acres). A small portion of the master plan (approximately 24 acres) is within the Seguin ETJ and outside of the approved ETJ transfer area. The owner of this

portion of the project has also requested this area be transferred into the New Braunfels ETJ. The proposed primary entrance of the Navarro development will be located approximately 700 feet north of the intersection of State Highway 123 N and Harborth Road. The property is approximately 3.2 miles east of the New Braunfels Regional Airport.

The developer is proposing a total of 1,448 single-family residential lots, 2 commercial lots, with 81 acres of park/open/drainage areas for an overall residential lot density of 4.46 units per acre. The subdivision is planned to be developed in 11 separate units. Street names must be approved for at least 37 new streets within the proposed master plan.

Drainage:

The City's Engineering Division of the Public Works Department reviewed the preliminary drainage plan report and plans as required by Section 118-51e of the Platting Ordinance in accordance with the requirements of Chapter 143 Municipal Drainage Utility Systems, and the Drainage and Erosion Control and Design Manual. Additional drainage review will occur with preliminary plats and final drainage review will be completed with review of the construction plans prior to submission of any final plat.

The southeastern corner of the subject property is within the 100-year floodplain and has been labeled as required on the proposed master plan.

Utilities:

Water services will be provided by Crystal Clear Special Utility District. Wastewater services will be provided by City of Seguin Utilities. Electric service will be provided by Guadalupe Valley Electric Cooperative. Utility Easements have been provided as requested by the utility providers. Utilities will be extended as part of this plat and construction plans must be approved prior to final plat submission. The developer has created the Lone Oak Farm MUD (Municipal Utility District) that allows for the raising of funds through the sale of bonds to pay for wastewater utility improvements for the project. The MUD can levy its own taxes and fees on the future property owners within the development as approved by a publicly elected board of directors.

Transportation:

Regional Transportation Plan:

The master plan is in compliance with the Regional Transportation Plan. State Highway 123 N and FM 758 are unclassified roadways under the control of TxDOT. No additional right of way dedication is proposed along State Highway 123 N. An additional 60-feet of right-of-way is proposed to be dedicated along FM 758 to accommodate a future 200-foot wide Parkway.

Hike and Bike:

There are no trails proposed within or adjacent to the subdivision and no dedication or construction is required.

Sidewalks:

Six-foot wide sidewalks will be installed along both sides of proposed Street A at the time of subdivision construction. Four-foot wide sidewalks will be constructed on both sides of all other internal streets at the time of development by the developer/homebuilder to create a continuous and

connected pedestrian system.

Roadway Impact Fees:

The subject property is not subject to Roadway Impact Fees as it is located in the ETJ and not within a Roadway Impact Fee Study Area.

Parkland Dedication and Development:

This subdivision is subject to the Parkland Dedication and Development Ordinance. A private neighborhood park is proposed to be developed with Unit 4 of the subdivision. The developer has submitted a letter for private park credit; however, the currently proposed park does not meet code requirements to receive park credit. The Parks and Recreation Department will review any proposed recreational amenities at the time of final plat and will determine whether any fees are eligible for reimbursement. Changes to the park layout and/or location in an effort to meet code requirements will require an amendment to the master plan. As currently proposed, payment of park fees will be necessary for code compliance. They are collected prior to plat recordation.

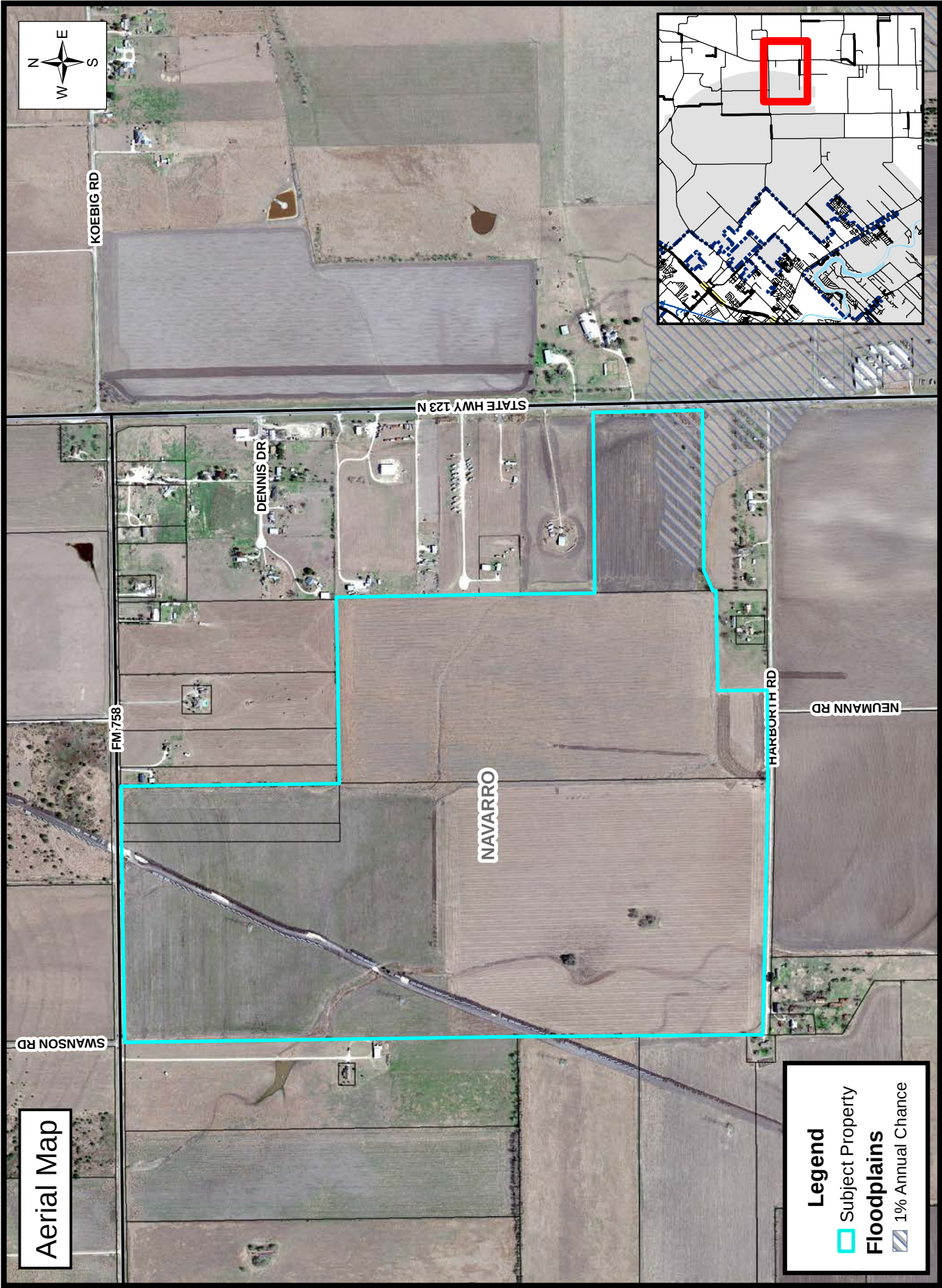
Staff Recommendation:

Staff recommends approval of the Navarro Master Plan if the following requirements of the adopted Platting Ordinance are met:

1. Master plan must be updated to reflect the boundaries of the Lone Oak Farm MUD.
2. Approved street names must be submitted with any subsequent plat applications.
3. Show drainage infrastructure, right-of-way and easements on master drainage plan. Existing culvert crossings shall be called out on master drainage plan.
4. Extend proposed water and wastewater lines to adjacent property lines.
5. Indicate the existing width and alignment of the street that is opposite proposed Street "KK" and Harborth Road.
6. Align Street "KK" at the southern border of the development with the centerline of the existing street across Harborth Road.
7. Provide note on master plan detailing street construction responsibility for the development. Include "City of New Braunfels Standards".
8. Revise the site location and all appropriate exhibits to match the proposed master plan.
9. Street A is very long and seems like there will likely be a speeding problem when it's completed. Revise the TIA report to address and include pavement markings and/or traffic calming options that may need to be incorporated with construction. Specific locations on traffic calming implementation on Street A shall be included within the Master Plan.
10. Mitigation needs to raise the level of service to a C or greater for all intersections, per the requirements of the City of New Braunfels and the City of Seguin. Revise TIA and all mitigation measures to LOS C. The Level of Service (LOS) at SH 123 and Harborth states LOC E does not meet said requirement.
11. Provide locations where water and wastewater lines connect to existing systems. Existing systems need to be identified.

Attachments:

1. Aerial Map
2. Master Plan
3. Photographs



MP19-0173
Navarro Subdivision
Master Plan

Map Created: 6/20/2019





Subject Property from SH 123 N. facing west



Subject Property from FM 758 facing south