

ORDINANCE NO. 2017-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, AMENDING CHAPTER 118, PLATTING, ARTICLE III, GENERAL PLATTING PROCEDURES, RELATING TO REQUIRED DRAINAGE REPORT AT SUBDIVISION MASTER PLANS, PRELIMINARY PLAT AND PLANNED DEVELOPMENT; REQUIRED CONSTRUCTION PLAN APPROVAL PRIOR TO FINAL PLAT APPLICATION; AND REQUIRED STATEMENT SUBDIVISION PLAT RELATED TO FINISH FLOOR ELEVATION; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the State of Texas has enacted legislation empowering municipalities to exercise authority relating to subdivision regulation; and

WHEREAS, the Planning Commission unanimously recommends to the City Council adoption of amendments; and

WHEREAS, the City Council of the City of New Braunfels finds such amendments necessary in order to plan and construct public infrastructure improvements including streets, alleys, culverts, storm sewers and other engineering infrastructure details; and

WHEREAS, the City Council has determined that it is in the best interest of the citizens of New Braunfels to amend Chapter 118; and

WHEREAS, the amendments apply to master plans, plats and planned developments filed with formal application after January 1, 2018;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1.

THAT, Section 118-22, Subdivision Master Plan, is amended by adding a new paragraph (12) as follows:

- (12) Master drainage plan report including existing drainage site plan, existing watershed map, preliminary drainage site plan and master drainage plan summary.

THAT, Section 118-25, Preliminary street and utility drawings; schematic layout, is amended by deleting paragraph (4) and adding a new paragraph (4) as follows:

- (4) A preliminary drainage report including preliminary drainage site plan and conformance with the master drainage plan report as required in this chapter.

THAT, Section 118-27, Final plat, is amended by deleting Section 118-27 and adding a new Section 118-27 as follows:

Within the applicable period of the planning commission approval of the subdivision master plan or preliminary plat, the applicant shall cause to be prepared a final plat for all or part of that land shown on the subdivision master plan and/or preliminary plat, and incorporating any and all changes, modifications, alterations, corrections and conditions imposed by the planning commission in approving the subdivision master plan and/or preliminary plat. The preliminary plat and final plat and all accompanying data and plans may be submitted together, or the applicant may submit a final plat and all accompanying data and plans required by this chapter without submitting a preliminary plat.

THAT, Section 118-28, Filing and fees, is amended by adding a new paragraph (e) as follows:

- (e) An application for a final plat shall be accompanied by a letter of approval from the city engineer and/or the public works director approving the public infrastructure improvement construction plans showing details of streets, alleys, culverts, bridges, storm sewers, water mains, sanitary sewers and other engineering details of the proposed subdivision. Such plans shall be prepared by a registered professional engineer and shall conform to the standard specifications established by the city. Approval of any public infrastructure improvement plans is required prior to final plat application.

THAT, Section 118-30, Certificates and statements, is amended by adding a new paragraph (k) as follows:

- (k) A statement shall be added on the subdivision plat stating that finished floor elevation must be a minimum of ten (10) inches above final adjacent grade and the lot be graded in accordance with the approved grading plan.

THAT, Section 118-32, Processing of final plat, is amended by deleting paragraph (e) adding a new paragraph (e) as follows:

- (e) Construction plans and site improvement data shall be approved by the city engineer and/or public works director prior to final plat application. The applicant may submit a final plat without submitting a preliminary plat.

THAT, Section 118-42, Planned development (PD), is amended by adding a new paragraph (c) (5) as follows:

- (5) Master drainage plan report including existing drainage site plan, existing watershed map, preliminary drainage site plan and master drainage plan summary.

SECTION 2.

This Ordinance shall be and is hereby declared to be cumulative to all other ordinances of the City of New Braunfels relating to parking within the City of New Braunfels, and same shall not operate to repeal or affect any such ordinance or ordinances except insofar as the provisions of such ordinance or ordinances are inconsistent or in conflict with the provisions of this Ordinance, in which instance or instances those provisions shall be and they are hereby repealed.

SECTION 3.

That if any provisions of this Ordinance shall be held void, illegal, or unconstitutional, it is hereby provided that all other parts of the same which are not held void, illegal or unconstitutional shall remain in full force and effect.

SECTION 4.

This Ordinance shall take effect for all master plans, plats and planned developments filed with formal application after January 1, 2018.

PASSED AND APPROVED: First reading this the ____ day of _____, 2017.

PASSED AND APPROVED: Second reading this the ____ day of _____, 2017.

CITY OF NEW BRAUNFELS, TEXAS

BARRON CASTEEL, MAYOR

ATTEST:

PATRICK D. ATEN, CITY SECRETARY

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, CITY ATTORNEY