

ISSUE:

The final plat for Voges Unit 1 proposes 99 single-family residential lots, 1 park lot, 5 drainage lots and 3 open space lots on 16.087 acres. The Voges Subdivision master plan was approved in 2019 and consists of 5 proposed phases of development. Phase 1 is the first phase to be considered for approval.

Drainage:

The Public Works Department reviewed project drainage with the Letter of Certification process and the approved construction plans as required by Section 118-51e of the Platting Ordinance and in accordance with the requirements of Chapter 143 Municipal Drainage Utility Systems, and the Drainage and Erosion Control and Design Manual.

A portion of this subdivision (Lot 904, Block 2, Drainage Lot) is located within the 1% annual chance flood zone.

Utilities:

Electric service will be provided by Guadalupe Valley Electric Cooperative (GVEC), water service will be provided by Green Valley Special Utility District (GVSUD) and wastewater services will be provided by Guadalupe-Blanco River Authority (GBRA). Utilities will be extended as part of this plat in accordance with the approved construction plans. Utility easements are indicated on the plat as required.

Transportation Plan:

The plat is in compliance with the City's Regional Transportation Plan and no additional right-of-way dedication is required for W. Zipp Rd. Internal streets are proposed to be public streets.

Hike and Bike:

The plat is in compliance with the City's Hike and Bike Trail Plan as there are no bike lanes or off-street paths proposed within or adjacent to the subdivision.

Sidewalks:

4-foot wide sidewalks will be constructed along all internal streets within the subdivision at the time of development for residential lots and with subdivision construction for drainage, park and open space lots including sidewalks adjacent to W. Zipp Rd. The sidewalk along the portion of the drainage lot (Lot 904, Block 2) fronting the future street in Phase 4 will be constructed by the developer with the future street construction as will the sidewalks for lots adjacent the side streets to be constructed in future phases including.

Roadway Impact Fees:

The subdivision is outside the City limits and the Roadway Impact Fee Study Area; therefore, Roadway Impact Fees do not apply.

Parkland Dedication and Development:

The developer intends to meet the Parkland Dedication and Development requirements by platting a 2.1-acre private HOA park split between Phases 1 and 2 and construct park improvements to be used as credit toward park land ordinance requirements. Since a private park is proposed, only a portion of the park development fee may be eligible for reimbursement. Eligibility for reimbursement will be determined when amenities are complete. As fiscal surety, with the development of 99 dwellings within this subdivision, the developer will pay the in-lieu-of land and park development fees in the amount of \$222,354 (\$2,246 per dwelling) prior to plat

recording.

FISCAL IMPACT:

N/A

RECOMMENDATION:

To meet the requirements of the City's Subdivision Platting Ordinance and other adopted codes, the plat must comply with the conditions notes below. Staff recommends approval of the proposed plat subject to the following Conditions of Approval:

1. Add “and Guadalupe County” after “the City of New Braunfels” in plat note #8. *(NBCO 118-24(15))*
2. Payment of parkland dedication and development fees, \$222,354, for the proposed residential dwelling units prior to plat recording. *(NBCO 118-65)*
3. Correct the spelling of Moscato Rd in note #11.E. *(NBCO 118-29(b)(3))*
4. Add a plat note that states the 4-foot wide sidewalk will be constructed by the developer along the following lots in the future phase when the adjacent street is constructed: *(NBCO 118-30(h))*
 - a. Lot 27, Block 4, Jarlsberg Lane.
 - b. Lot 94, Block 6, side street.
 - c. The portion of Lot 905, Block 4, along Muenster Ave. that will be built in a future phase.
 - d. The portion of the drainage lot (Lot 904, Block 2) fronting the future street in that future phase.

Approval Compliance:

To obtain approval of the plat, the applicant must submit to the City a revised plat and written response that satisfies each condition of approval prior to expiration of the plat (Sec. 118-32(b)). In accordance with Chapter 212, Texas Local Government Code, the City will determine the plat approved if the response adequately addresses each Condition of Approval.

Attachments:

Aerial Map
Final Plat