

Background:

The subject property includes two platted lots near the northeast corner of the intersection of FM 306 and Oak Knot Drive. Lot 1A is undeveloped and contains approximately 2.5 acres with approximately 570 feet of frontage along FM 306 and 200 feet of frontage along Oak Knot Drive. Lot 1 is approximately 27,000 square feet in area and is developed with a single-family residential dwelling.

The applicant is proposing to create two lots for residential development and expand an existing developed lot.

Drainage:

The City's Public Works Department reviewed with the approved letter of certification as required by Section 118-51.e of the Subdivision Platting Ordinance and in accordance with Chapter 143 Municipal Drainage Utility Systems, and the Drainage and Erosion Control and Design Manual (DECDM).

No portion of the property is located within the 1% annual chance floodplain.

Utilities:

Water services will be provided by 4-D Water Company, LLC. Wastewater services will be provided by on-site sanitary facilities. Electric service will be provided by Pedernales Electric Cooperative. Utility easements will be provided as requested by the utility providers. Utility services are existing and no extensions are required.

Transportation:

Regional Transportation Plan:

The proposed replat is in compliance with the Regional Transportation Plan. FM 306 is identified as a 150-wide Principal Arterial and the current right-of-way width does not meet the minimum requirements. Additional right-of-way will be dedicated with the plat.

Hike and Bike Trail Plan:

This plat is in compliance with the City's Hike and Bike Trails Plan as there are no identified trails within or adjacent to the subject property.

Sidewalks:

Sidewalks are existing along FM 306. Sidewalks are not required along Oak Knot and Flaming Oak as the roadways are designated as Local Streets, One-Family, Large Lot Residential.

Roadway Impact Fees:

The portion of this subdivision located within the city limits is subject to Roadway Impact Fees and is hereby assessed the fees for Service Area 4 with the approval of this plat. The Impact Fees will be collected at the time of building permit as indicated in the then current fee schedule for the intended use.

Parkland Dedication and Development:

This subdivision is subject to the City's 2018 Parkland Dedication and Development Ordinance. The development is required to pay parkland dedication and development fees for the increase of one additional proposed residential lot prior to plat recordation.

Notification:

Public hearing notices were sent to 14 owners of property within 200 feet of the request. The City has received no responses.

Staff Recommendation:

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

1. Adjust the plat title block so that it is centered and on the top of page 1 (NBCO 118-21(c)).
2. Add a date of preparation to the plat (NBCO Sec. 118-24(9)).
3. Add a block number to the plat (NBCO Sec. 118-24(13)).
4. Add a "purpose for replat" statement to the plat (NBCO Sec. 118-34(i)).
5. Revise the surveyor's certificate as specified in the platting code (NBCO 118-30(a)).
6. Correct the signature line label for "New Braunfels Utilities" (NBCO Sec. 118-21(c)).
7. State and label the grid state plane coordinates (two decimal places) that are the farthest from each other on two corners of the outer boundary (NBCO Sec. 118-21(c)).
8. State the scale factor for the surface distances (NBCO Sec. 118-24.15, 118-21(c) and TAC 663-20).
9. A final digital plat must be submitted when proceeding with recordation, format must be in: (NBCO Sec. 118-21(c))
 - a. NAD 1983 State Plane Texas South Central FIPS 4204 (US Survey feet).
 - b. Grid scale.
 - c. All x-referenced files must not be in blocks.
 - d. Dwg format 2013 version or later.

Approval Compliance:

To obtain approval of the final plat, the applicant must submit to the City a revised final plat and a 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 final plat approved if the response adequately addresses each Condition of Approval.

Attachments:

1. Aerial Map
2. Replat
3. Notification List and Map