

family residential lots and 2 drainage lots.

Drainage:

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

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

Utilities:

Water, sewer and electric service will be provided by New Braunfels Utilities. Utility easements are indicated on the plat as required by the utility provider. Utilities will be extended as part of this development and construction plans must be approved prior to submittal of the final plat.

Transportation:

This plat is in compliance with the City's Regional Transportation Plan as there are no proposed thoroughfares within or adjacent to the subdivision.

Hike and Bike:

This plat is in compliance with the City's Hike and Bike Trails Plan and no right-of-way dedication or hike and bike trail construction is required as there are no proposed trails within or adjacent to the subdivision.

Sidewalks

Four-foot wide sidewalks will be constructed along all subdivision streets by the owner of each lot at the time of building construction and adjacent to Lot 901, Block 7 and Lot 901, Block 12 by the developer at the time of subdivision construction.

Roadway Impact Fees:

The subdivision is subject to Roadway Impact Fees and will be assessed the fees for Service Area 3 with the approval of the final plat. The Impact Fees will be collected at 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 2006 Parkland Dedication and Development Ordinance. The subdivision meets its Parkland Dedication and Development requirements with the existing park and improvements located within Unit 1.

Staff Recommendation:

Staff recommends approval of the final plat, as it is in compliance with the City's Platting Ordinance and development regulations and the WRPD Concept Plan, Detail Plan and Development Standards, with the following requirements prior to submittal of the final plat:

1. Add the missing Bearing and Distance on the outer boundary of Lot 4, Block 10. (Sec. 118.24.8)
2. Remove note 1. It is a duplicate of Surveyor Note 1. (Sec. 118-21.c)
3. State whether the distances are in grid or surface. (Sec. 118-24.15, 118-21.c and TAC 663-20)
4. Label the grid state plane coordinates (two decimals places) that are the farthest from each other on two corners of the outer boundary. (Sec. 118-21.c)
5. Remove the contour lines from the plat.

6. Add the document recordation numbers for Wasser Ranch, Unit 2. (Sec. 118-24(4))

Approval Compliance

If the Planning Commission approves with conditions, to obtain approval of the final plat the applicant must submit to the City a written response that satisfies each condition of approval prior to expiration of the final plat (Section 118-32(k)). 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:

- Aerial Map
- Reduced Plat (full size Plat provided in packet)