

Description: 1 commercial lot on 4.26 acres

The subject property is located on Highway 46 South at the entrance to Deer Crest Subdivision. This commercial tract was included in the Deer Crest Master Plan and the majority of the lot is within the city limits.

ISSUE:

Drainage:

The Public Works Department reviewed preliminary drainage with the Letter of Certification process 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. Final project drainage will be reviewed with the building permit.

No portion of this property is located within the 1% annual chance flood zone.

Utilities:

Water service will be provided by Springs Hill Water Supply Corporation. Electric and wastewater will be provided by New Braunfels Utilities (NBU).

Transportation Plan:

The plat is in compliance with the City's Regional Transportation Plan. State Highway 46 is designated as a Principal Arterial with appropriate right-of-way width determined to be 120 feet. No additional dedication is required; however, TxDOT has requested a right-of-way reservation of 15 feet along Highway 46.

Sidewalks:

Six-foot wide sidewalks will be constructed along Highway 46 and Deer Crest Drive by the developer at the time of development.

Hike and Bike:

The City's Hike and Bike Trails Plan indicates an off-street shared use path along Highway 46. It was determined with the Deer Crest master plan that the developer would not be required to construct the 10-foot wide path because the City was not prepared to maintain it at the time. Therefore, the developer will install only the standard 6-foot wide sidewalk.

Roadway Impact Fees:

This subdivision is in Roadway Impact Fee Study Area 6. Impact Fees are hereby assessed with approval of the final plat. Fees will be calculated and payable at the time of building permit based on land use at the then current rate.

Parkland Dedication and Development:

Nonresidential development is exempt from parkland dedication and development fees.

FISCAL IMPACT:

N/A

RECOMMENDATION:

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

1. Label the city limits/ETJ line on the location map. (NBCO 118-29)

2. Add the TxDOT right-of-way reservation to the plat. (NBCO 118-21)
3. Correct street name label to State Highway 46 S. (NBCO 118-46)
4. Note: A digital plat must be submitted when recording (NBCO 118-21), formatted as:
 - NAD 1983 State Plane Texas South Central FIPS 4204 (US Survey feet).
 - Grid scale.
 - All x-referenced files must not be in blocks.
 - Dwg format 2018 version or earlier.

Approval Compliance:

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

Attachments:

1. Aerial Map
2. Final Plat