

Background:

The subject property is located on the south side of Alves Lane, east of Whisperwind and Stone Gate Subdivisions, and north of Saengerhalle Subdivision. Approximately 10.5 acres of the property is within the city limits with the balance of the subdivision (approximately 13.2 acres) lying outside city limits, within the ETJ.

The proposed plat will establish 18 duplex-residential lots, 54 single-family residential lots and 3 lots for common/drainage area as the first phase of a 60-acre, 4 phase master plan. The replatting of property with single family zoning requires a public hearing for the replat.

Drainage:

The City's Public Works Department has reviewed and approved final project drainage with the construction plans 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:

Electric, water and wastewater services will be provided by New Braunfels Utilities (NBU). Utility easements will be provided as requested by NBU. Utilities will be extended as part of this development pursuant to the approved construction plans.

Transportation:

Regional Transportation Plan:

The project is proposing dedication of right-of-way along Alves Lane in compliance with the width requirements for the Minor Arterial. The project will also extend Stone Gate Drive, a Minor Collector providing additional access to the property.

Hike and Bike Trail Plan:

This plat is in compliance with the City's Hike and Bike Trails Plan with construction of a section of the trail along Fischer Way that continues southeast along a drainage lot.

Sidewalks:

Four-foot wide sidewalks will be constructed on both sides of all internal streets at the time of development by the developer/homebuilder to create a continuous and connected pedestrian system. Sidewalks along Alves Lane have been installed with the reconstruction of the roadway.

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 6 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 2006 Parkland Dedication and Development Ordinance. A private neighborhood park is proposed to be developed within Unit 1B of the subdivision that will serve the Spring Valley neighborhood. The development is required to pay parkland dedication and

development fees for the proposed residential lots prior to plat recordation. In-lieu fees must be paid and eligibility for reimbursement will be determined when amenities are complete.

Notification:

Public hearing notices were sent to 1 owner of property within 200 feet of the request. The City has not received a response.

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. The sanitary sewer easement that crosses Lots 1 and 2, Block 5 must be abandoned (NBCO 118-21(c)).
2. Easements for the proposed temporary turnarounds must be recorded by separate instrument and noted on the plat (NBCO118-46(j)).
3. Update Note 3.2 to include Lots 1-9, Block 5 for Stone Gate Dr to be constructed by the developer (NBCO 118-49(d)).
4. Remove note 21 as contours are not shown and not to be included on final plats (NBCO 118-21(c)).
5. 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 (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:

1. Aerial Map
2. Final Plat
3. Notification List and Map