

is not increased. An updated master plan showing the new Phase 3 boundary has been submitted by the applicant.

Construction plans for Units 2 and 3 have been approved. Public improvements for Unit 2 must be completed or bonded before this plat is recorded.

Drainage:

The City's Public Works Department reviewed project drainage with the construction plans as required by Section 118-51.e 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. No portion of this unit is located within the 1% chance annual flood zone.

Utilities:

Electric, water and wastewater services are provided by New Braunfels Utilities. Construction plans have been approved.

Transportation:

Regional Transportation Plan:

A small portion of Unit 2 has frontage on Wood Road, which is designated as a 60-foot Minor Collector on the Regional Transportation Plan. Adequate right-of-way exists and no additional dedication is required.

Hike and Bike:

The 2010 Trails Plan indicates a bike lane along Landa Street and Wood Road. The lane will be included within the right-of-way in conjunction with future street improvements. No dedication or construction is required of the applicant.

Sidewalks

Sidewalks will be constructed per City standards by the builder or developer, as noted on the plat, within a designated pedestrian easement along all streets in Unit 2.

Private Streets

The Hillside on Landa Master Plan was submitted prior to adoption of amendments to Section 118-46(x) Private Streets and therefore is subject the previous regulations that were in effect at that time.

A waiver was approved with the Master Plan to allow deviations from the City's typical residential street section for the internal private streets. The Platting Ordinance requires a 65-foot right-of-way radius for cul-de-sacs with 55 feet of that being pavement. The remaining 10 feet of right-of-way is typically used to accommodate sidewalks. In Hillside on Landa, the cul-de-sac radius is 55 feet, the entire right-of-way is paved, and sidewalks are located within a pedestrian easement on private property. Thus, the cul-de-sac still achieves the required driving radius.

Roadway Impact Fees:

The property is hereby assessed Roadway Impact Fees for Service Area 2 with the approval of this final plat. Fees will be collected at the time of building permit as indicated in the then current fee schedule.

Parkland Dedication and Development:

This subdivision is subject to the City's parkland dedication and development ordinance. The Parks and Recreation Department has determined the ordinance may best be addressed by payment of in lieu fees. \$600 per unit (x 51 = \$30,600) will be paid prior to recording the plat.

Staff Recommendation:

The revised final plat conforms to the approved subdivision master plan with approved waivers. Staff recommends approval as it will meet all other requirements of the City's Platting Ordinance and development regulations, with the following requirements prior to recordation:

1. Revise 11-foot Access Easement to 12 feet as shown on the approved construction plans.
2. Revise note 14 to designate Lot 907, Block 4 as a Common Area Lot.
3. Payment of parkland dedication and development fees.
4. Per NBU, remove "public" from the utility easement along Lot 907 and Wood Road.

Attachments:

1. Aerial and Regional Transportation Plan Map
2. Reduced Plat (full size plat provided in packet)
3. Revision Exhibit
4. Photograph