

single-family residential lots and 2 drainage lots.

Drainage:

The Public Works Department reviewed preliminary drainage with the Letter of Certification process 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.

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

Utilities:

All lots in this subdivision will be provided water, sewer, and electric service by New Braunfels Utilities. Utility easements have been designated on the plat as requested.

Transportation:

Regional Transportation Plan

This plat is in compliance with the Regional Transportation Plan. The property is adjacent to Alves Lane, a 120-foot Minor Arterial. The existing right-of-way width of Alves Lane is approximately 50 feet. Thirty-five feet of right-of-way will be dedicated for Alves Lane with this plat.

Hike and Bike Trail Plan

This plat is in compliance with the City's Hike and Bike Trails Plan. There are no existing or proposed trails internal to or adjacent to the subject property.

Sidewalks

Four-foot wide sidewalks will be constructed per City standards by the developer and home builder adjacent to the internal streets.

Roadway Impact Fees:

The subdivision is subject to Roadway Impact Fees and will be assessed the fees for Service Area 6 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:

Public park land is being dedicated in Phase 1 of this development per the Development Agreement between the developer and the City.

Staff Recommendation:

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

1. Add "according to the adopted flood maps of the City of New Braunfels" in Plat Note #7. (NBCO 118-30)
2. Add a note to the plat stating "This subdivision is subject to Airport Hazard Zoning District standards of the City of New Braunfels Zoning Ordinance". (NBCO 118-30)
3. Revise street name "Split Rock Road" to "Split Rock Rd". (NBCO 118-29(b)(3))
4. Provide a 15-foot wide Utility Easement fronting Alves Lane, outside of the Right-of-Way dedication. (NBCO 118-48)
5. Revise "Lot 920, Block 9" to "Lot 920, Block 10" in Plat Note #10. (NBCO 118-24(15))

Approval Compliance:

Pursuant to state law, 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(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:

Aerial Map

Final Plat