

ISSUE:

The purpose of this preliminary plat is to gain preliminary approval for the future platting of this property into 2 lots. The developers intend to seek final plat approval at a subsequent date once construction drawings for required public improvements have been approved.

Drainage:

The Public Works Department reviewed project drainage with the Letter of Certification process as required by Section 118-51(e)r of the Platting Ordinance and in accordance with the requirements of Chapter 143 Municipal Drainage Utility Systems and the Drainage and Erosion Control Design Manual. Drainage improvements will be constructed at the time of site development.

Utilities:

Water, wastewater and electric service utilities will be provided by NBU. Utility easements will be provided as required by NBU. A wastewater lift station is required to be expanded with this development to provide sufficient capacity. One construction drawings for the lift station have been approved a final plat can be submitted.

Transportation:

The proposed plat is in compliance with the City's Regional Transportation Plan (RTP). No roadway dedication is required with this plat.

Sidewalks:

Six (6) foot wide sidewalks will be constructed by the site builder per city standards at the time of building construction along IH-35. Sidewalks are existing along S. Solms Road.

Hike and Bike:

This proposed plat is in compliance with the City's Hike and Bike Trails Plan. No hike or bike trails are required to be dedicated with this final plat.

Roadway Impact Fees:

The subdivision is located in Roadway Impact Fee Service Area 4 and fees are hereby assessed with the approval of this plat. Impact 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:

This subdivision is subject to the 2018 Parkland Dedication and Development Ordinance. The intended development of the property is for non-residential use and the plat is not proposing parkland dedication or improvements. Should the property be developed with residential units, the owners of the property will be required to comply with the ordinance prior to building permit issuance through the payment of park land dedication and development fees for each dwelling unit.

FISCAL IMPACT:

N/A

RECOMMENDATION:

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

1. Revise the plat title to include “preliminary plat” and add watermark or graphics to indicate the plat is preliminary and not intended to be recorded. (NBCO 118-25(15))
2. Revise plat note #7 as follows (NBCO 118-49(d)): *Six (6) foot wide sidewalks will be constructed per city standards by the site developer at the time of development along the IH-35 Access Road.*
3. Revise plat note #8 as follows (NBCO 118-49(d)): *Six (6) foot wide sidewalks are existing along S. Solms Road.*
4. Add the following statement (NBCO 118-24(15)): *The elevation of the lowest floor of a structure shall be at least ten (10) inches above the finished grade of the surrounding ground, which shall be sloped in a fashion to direct stormwater away from the structure. Properties adjacent to stormwater conveyance structures must have a floor slab elevation or bottom of floor joists a minimum of one foot above the 100-year water flow elevation in the structure. Driveways serving structures on the downhill side of the street shall have a properly sized cross swale preventing runoff from entering the structure and shall prevent water from leaving the street.*
5. Signature certificates are not included on preliminary plats since they are not recorded. NBCO 118-30 (a).
6. Add topographic 2 or 5-foot contour lines based upon slope of the terrain. (NBCO 118-24(10))
7. Revise the callout on the several proposed easements labeled “Drainage Maintenance and Access Easement” on Lot 1 to “Drainage Easement”. (NBCO 118-51(e)(2))
8. Remove the called areas of property that have been acquired into public right-of-way. (NBCO 118-24 (15))
9. Specify that variable width utility easements fronting IH-35 and S. Solms Rd. are a minimum 20-feet in width in NBU notes. (NBCO 118-48)
10. Add an additional 10-foot-wide aerial utility easement along the north-northwest lot lint (294.38’ segment). NBU requires access to the line along that property line to perform maintenance such as tree trimming. (NBCO 118-48)
11. Add the standard NBU commercial plat notes. (NBCO 118-24(15))
12. Be advised that water and wastewater capacity is not reserved until construction documents and plat approval. (NBCO 118-31(a))
13. Be advised that capital improvement projects addressing capacity issues as noted on Letters of Certification for utilities may be required to be completed prior to final plat approval. (NBCO 118-21 (d))
14. Be advised final acceptance or performance bond for utility construction is required prior to final plat approval. (NBCO 118-31(a))
15. Approval or conditional approval of a preliminary plat by the planning commission shall be deemed an expression of approval of the layout submitted on the preliminary plat as a guide to the installation of

streets, water, sewer and other required improvements and utilities and to the preparation of the final or record plat. Approval or conditional approval of a preliminary plat shall not constitute automatic approval of the final plat. (NBCO 118-26(b))

Approval Compliance:

To obtain final approval of the preliminary plat, the applicant must submit to the City a revised preliminary plat and written response that satisfies each condition of approval prior to submittal of a final plat and prior to the expiration of the preliminary plat (Sec. 118-26(c)). In accordance with chapter 212, Texas Local Government Code, the City will determine the preliminary plat approved if the response adequately addresses each Condition of Approval.