



Description: Platting 13.4 acres into 66 single-family residential lots, 1 drainage lot and 1 open space lot

**ISSUE:**

The subject property is located within the City Limits of New Braunfels in Guadalupe County on West Zipp Road, south of the Legend Pond Subdivision and zoned “ZH-A” Zero Lot Line Home District. The plat proposes 66 single-family residential lots, 1 Drainage Lot and 1 Open Space Lot on 13.4 acres. Residential lots will be developed with minimum 5-foot side yard setbacks on both sides of the lots.

**Drainage:**

The Public Works Department reviewed project drainage with the Letter of Certification process and the approved construction plans as required by Section 118-51e of the Subdivision and 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 final plat is located within the 100-year floodplain.

**Utilities:**

Electric service will be provided by Guadalupe Valley Electric Cooperative (GVEC), water service will be provided by Green Valley Special Utility District (GVSUD) and wastewater service will be provided by Guadalupe-Blanco River Authority (GBRA). LOCs for all utility providers have been provided including approved construction drawings for water and wastewater improvements. Utility easements are indicated on the plat as required.

**Transportation:**

Regional Transportation Plan:

This final plat is in compliance with the City’s Regional Transportation Plan. The extension of West Zipp Road, a perimeter street, is designated as a 60-foot wide minor collector. A 45-foot wide right-of-way dedication for the extension of West Zipp Road will occur with the recordation of this plat. The extension of Pahmeyer Road will be internal to the boundaries of this plat and is designated as a 60-foot wide minor collector. The full right-of-way dedication and construction of Pahmeyer Road within the boundaries of this plat will occur with the recordation of this plat.

Hike and Bike:

This plat is in compliance with the City’s Hike and Bike Trails Plan as there are no trails identified within or adjacent to the subject property on the plan. The applicant is not proposing any trails with this development.

Sidewalks:

The home builders will construct 4-foot wide public sidewalks adjacent to residential lots within the subdivision at the time of home construction. The developer will construct 4-foot wide public sidewalks adjacent to all non-buildable lots and on both sides of the extension of Zipp Road at the time of subdivision construction. A portion of the perimeter sidewalk adjacent to existing Zipp Road will be constructed by the developer interior to Lot 902 (Drainage Lot) and adjacent to Lots 19 and 20, Block 1, as approved by City Council on June 28, 2021 as an alternative pedestrian access plan.

**Roadway Impact Fees:**

The subject property is hereby assessed Roadway Impact Fees for Roadway Impact Fee Service Area 5 with the approval of this final plat. The Roadway 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 2018 Parkland Dedication and Development Ordinance. The developer intends to provide a private park in Unit 2 and amenities throughout the subdivision. Since a private park is proposed, only a portion of the park development fee may be eligible for reimbursement. Eligibility for reimbursement will be determined when amenities are complete. As fiscal surety, the developer is required to pay parkland dedication and development fees in the amount of \$2,246 for each of the 66 residential lots (\$148,236 total) prior to plat recordation.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

Approval with conditions. To meet the requirements of the City's Subdivision Platting Ordinance and other adopted codes, the plat must comply with the Conditions of Approval noted below:

1. Include the entire Guadalupe County Clerk recordation certificate per Section 118-30(e). *(NBCO 118-30(e))*
2. Revise Plat Note #8 to state: No structures, walls or other obstructions of any kind shall be placed within the limits of the drainage easements shown on this plat. No landscaping, fences, or other type of modifications which alter the cross sections of the drainage easements or decrease the hydraulic capacity of the easement, as approved, shall be allowed without the approval of the City Engineer. The City of New Braunfels and Guadalupe County shall have the right of ingress and egress over grantor's adjacent property to remove any obstructions placed within the limits of said drainage easements and to make any modifications or improvements within said drainage easements. *(NBCO 118-24(15))*
3. Label the street name (W. Zipp Rd) in the location of the extension of W. Zipp Rd. adjacent to Lot 901, Block 1. *(NBCO 118-29(b)(2))*
4. Add Plat Note #10d. stating: "The extension of W. Zipp Rd Lot 901 Block 1 and opposite Lot 901, Block 1". *(NBCO 118-30(h))*
5. Add a Plat Note stating: "Sidewalks adjacent to Pahmeyer Rd, London Ave and Langston Ln, opposite Lots 1 and 31, Block 1, Lots 32 and 52, Block 2 and Lots 53 and 66, Block 3, will be constructed with future units of the development". *(NBCO 118-30(h))*
6. Revise Plat Note #11 to state: "Four (4) foot wide sidewalks will be constructed by the developer at the time of subdivision construction per City standards one foot off the lot line adjacent to Lots 19, 20 and 902, Block 1 in accordance with the alternative pedestrian access plan approved by the City of New Braunfels City Council on June 28, 2021." *(NBCO 118-30(h))*
7. Revise plat note # 7 to state: "No portion of this subdivision is located within an indicated Special Flood Hazard Area (100-yr. flood) according to the adopted flood maps of the City of New Braunfels, as defined by the Guadalupe County, Texas, Flood Insurance Rate Map Number 48091C0115F, effective date November 7, 2007 as prepared by the Federal Emergency Management Agency". *(NBCO 118-30(i))*
8. Prior to plat recordation, existing Zipp Road where adjacent to Block 1, shall be renamed (City will

process the street name change). *(NBCO 118-24(15))*

9. Revise Plat Note #10c. with new street name. *(NBCO 118-29(b)(2))*
10. Include all offsite easement document numbers on the plat and provide copies of said documents. *(NBCO 118-48(d))*
11. Add a Plat Note stating: “Residential lots will be developed with minimum 5-foot wide interior side yard setbacks.” *(NBCO 118-24(15))*
12. Parkland Dedication and Development fees in the amount of \$148,236 shall be collected prior to plat recordation. *(NBCO 188-63 & 118-64)*

**Approval Compliance:**

To obtain final approval of the plat, the applicant must submit to the City a revised plat and 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:**

Aerial Map

Final Plat