

the process of design and approval for a new library facility on the site.

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 does not include any streets within the development and the site is not adjacent to any streets within the Regional Transportation Plan.

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

Six-foot wide sidewalks exist along S. Krueger Avenue and Interstate Highway 35.

Roadway Impact Fees:

The subdivision is subject to Roadway Impact Fees and will be assessed the fees for Service Area 2 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:

This plat is a non-residential plat and does not have park land requirements.

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. Remove the 28-foot Building Line from the plat. (NBCO 118-24)
2. Add "according to the adopted flood maps of the City of New Braunfels" in Plat Note #7 and correct the map panel number from 0455F to 0445F. (NBCO 118-30)
3. Provide a drainage easement for the existing detention facility located on the southwest corner of the lot. (NBCO 118-51)
4. The outer boundary of the subdivision does not qualify as an accurate boundary. An accurate boundary is required for the plat. (NBCO 118-29(b) & (c))
5. Revise approval block to include approval by the Planning Commission and with Planning Commission Chairman's signature line. (NBCO 118-30(d))

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