

the Avery Park Subdivision, consists of 15.51 acres and is proposed for the development of 87 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 118-51e of the Subdivision Platting Ordinance and in accordance with Chapter 143 Municipal Drainage Utility Systems and the Drainage and Erosion Control and Design Manual.

No portion of this subdivision is located within the 100-year floodplain.

Utilities:

Electric and wastewater services will be provided by New Braunfels Utilities (NBU) and water service will be provided by Springs Hill Water Supply. Utility Easements have been designated on the plat as requested by the utility entities.

Transportation:

Regional Transportation Plan

This final plat is in compliance with the City's Regional Transportation Plan as there are no existing or proposed thoroughfares within or adjacent to the subject property.

Hike and Bike

This final plat is in compliance with the City's Hike and Bike Trails Plan as it does not indicate any proposed trails within or adjacent to the subdivision.

Sidewalks:

Four-foot wide public sidewalks will be construct per City standards adjacent to the curb. The developer will construct sidewalks adjacent to Drainage Lots 605, Block 9 and 610, Block 13 at the time of subdivision construction and the builder/owner of each residential lot will construct sidewalks at the time of building construction.

Roadway Impact Fees:

This final plat is located outside the city limits and the Roadway Impact Fee Study Area and Roadway Impact Fees do not apply.

Parkland Dedication and Development:

This subdivision is subject to the 2006 Parkland Dedication and Development Ordinance. An HOA park was dedicated in Unit 1 of the subdivision and the developer intends to comply with the parkland development requirements. Park Development Fees will be paid prior to final plat recordation if the park improvements have not been installed and approved prior to recordation.

FISCAL IMPACT:

N/A

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. Park Development Fees must be paid prior to plat recordation or an approval letter from the Parks and Recreation Department must be submitted stating park improvements are in compliance with the Prk Land

Dedication and Development Ordinance. *(NBCO 118-65)*

2. Add a plat note stating: “This subdivision is within the Conical Zone of the Airport Hazard Zoning District and is subject to Airport Hazard Zoning District standards and regulations.” *(NBCO 118-24(15))*
3. The temporary turnaround at the terminus of Bow Crossing must be recorded and a copy of the recorded easement document provided to the City prior to recordation of the plat. *(NBCO 118-46(j))*
4. Revise “Comal County” to “Guadalupe County” in plat note #7. *(NBCO 118-29(i))*
5. Update the recorded plat document information for Deer Crest, Unit 2 on Sheet 2. *(NBCO 118-24(4))*

Approval Compliance:

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(k)). 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