

Drainage:

The City's Public Works Department has reviewed preliminary project drainage as required by Section 118-51.e of the Platting Ordinance and it is in accordance with the requirements of Chapter 143 Municipal Drainage Utility Systems, and the Drainage and Erosion Control and Design Manual. The applicant is proposing detention facilities to control drainage. Final drainage review will be completed with review of the construction plans prior to submittal of the final plat.

No portion of the subject property is located within the 100-year floodplain.

Utilities:

Water, sewer and electric services are provided by New Braunfels Utilities. Utilities will be extended as part of this development and construction plans must be approved prior to submission of the final plat.

Transportation:

Regional Transportation Plan:

This preliminary plat is in compliance with the City's Regional Transportation Plan. There are no thoroughfares designated on the Regional Transportation Plan internal to or adjacent to the subject property.

Hike and Bike:

This preliminary 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 public sidewalks will be constructed by the developer adjacent to the curb along non-residential lots interior to the subdivision at the time of subdivision construction. Four-foot wide public sidewalks will be constructed adjacent to the curb along residential lots at the time of building construction. A 6-foot wide public sidewalk will be constructed adjacent to the property line along FM 1101 and Kroesche Lane at the time of subdivision construction.

Airport Hazard Zoning:

This plat lies partially within the Approach 2 and Approach 3 Zones of the Airport Hazard Overlay Zone. Residential density in Approach 2 Zone is limited to a maximum of 3 dwelling units per acre; residential density in Approach 3 Zone is limited to a maximum of 6 dwelling units per acre. Overall density calculations for the proposed Heatherfield Subdivision are 3 units per acre within Approach Zone 2 and 4.12 units per acre within Zone 3. The residences located within these zones must also comply with the construction standards identified in Section 5.20-9 "Construction Methods and Materials", which is verified with the submittal and approval of Airport Hazard Zoning District Development Permits per Section 5.20-10 "Permits and Variances", to the construction of each home. Compliance with AHZD standards shall be included as a plat note on all associated preliminary and final plats.

Traffic Calming:

Approval of the Heatherfield Master Plan included requirements for traffic calming at certain intersections. The intersection of Blue Violet and Fox Sedge is one of the intersections requiring traffic calming. The developer is proposing neckdowns at these intersections to meet the requirement. The City has reviewed and approved the applicant's proposed traffic calming design.

Roadway Impact Fees:

The subdivision is located outside the city limits and the Roadway Impact Fee Study Area. Therefore, Roadway Impact Fees are not applicable.

Parkland Dedication and Development:

Residential use is subject to land dedication and/or fee requirements of the Parkland Dedication and Development Ordinance. This subdivision proposes 113 new dwelling units. To comply with the ordinance, the development must pay a fee in-lieu of dedication and development of \$600 per dwelling prior to recording the final plat for each unit or comply with the Parkland Dedication and Development requirements. There is a proposed amenity center to be constructed in Unit 1, but compliance with code standards must be demonstrated. The Parks and Recreation Department will review any proposed recreational amenities at the time of final plat and will determine whether fees are eligible for reimbursement.

STAFF RECOMMENDATION:

The preliminary plat conforms to the applicant's approved subdivision Master Plan. Staff recommends approval with the following conditions as the applicant's proposed preliminary plat would then be in compliance with the adopted Platting Ordinance:

1. Secondary access in compliance with International Fire Code requirements must be included with the construction plan submittal.
2. Offsite easements must be recorded and referenced on the subdivision construction plans and final plat.
3. Spell out "Utility" for the labeling of Lot 910, Block 6 and Lot 911, Block 12, or add "Util" to the legend.
4. Add a plat note stating "Lot 910, Block 6 and Lot 911, Block 12, are utility easement lots and will be maintained by the property owner, its successors and/or assigns."
5. Label the Temporary Drainage Easement on the Index Map associated with the plat.
6. Correct note 5 to reflect the property is within the City's ETJ.
7. Update the Airport Approach Zones in the page 1 legend to reflect the maximum residential density for each zone.
8. The preliminary plat included in the construction plan set shall be updated as required by the Planning Commission approval.

Attachments:

1. Aerial Map
2. Reduced Plat (full size plat provided in packet)