

Legislation Text

File #: 22-911, **Version:** 1

PRESENTER:

Applicant: Ink Civil; Melanie Norris, P.E.

Owner: TCRWSJ Lakeview, LLC; Shawn Jurica

SUBJECT:

PP22-0282 Approval of a preliminary plat for the 103 Lakeview Subdivision, with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: 3

BACKGROUND INFORMATION:

Case #: PP22-0282

Owner: Shawn Jurica
TCRWSJ Lakeview, LLC
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Engineer: Melanie Norris, P.E.
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Case Manager: Matthew Simmont
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Description: A 1.90-acre preliminary plat proposing six (6) lots for single-family and duplex residential uses.

The subject property is positioned at the western terminus of Lakeview Boulevard on the eastern side of Panther Canyon. The property is developed with one existing single-family structure.

ISSUE:

The purpose of this preliminary plat is to obtain preliminary approval of the layout of proposed 6 residential lots and easements for the future replatting of this existing platted single-family lot. The developer intends to seek final replat approval at a subsequent date once subdivision construction drawings have been approved.

The preliminary plat incorporates a portion of the adjacent Lot 7, Block 5, Landa Park Highlands 2. The future replat should include all of the adjacent Lot 7 for Lot 7 to maintain compliance with the City's Subdivision Platting Ordinance.

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 subdivision construction.

Utilities:

Water, wastewater and electric service utilities will be provided by NBU. 15-foot-wide public utility easements are being proposed along street frontages. Utilities will be required to be extended as part of this plat and will be reviewed with construction drawings.

Transportation:

The proposed plat is in compliance with the City’s Regional Transportation Plan (RTP). No future roads per the City’s RTP are required for dedication with this subdivision.

This subdivision proposes to extend Lakeview Boulevard slightly to install a cul-de-sac upon which the proposed lots will front and take access.

Sidewalks:

Four (4) foot wide sidewalks will be constructed by the home builder per city standards adjacent to the curb at the time of building permit along Lakeview Boulevard.

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 2 and is subject to Roadway Impact Fees. Fees will be assessed at time of final plat approval and then calculated and payable at time of building permit based on land use at the then current rate.

Parkland Dedication and Development:

This preliminary plat is subject to the 2018 Parkland Dedication and Development Ordinance. The developer intends to pay fees-in-lieu-of park land dedication and development with no intent to construct a private park for credit. The developer is required to pay parkland dedication and development fees for the proposed residential home sites prior to plat recordation. With the development of up to 8 dwelling units on the proposed 6 lots, park fees in the amount of \$17,968 are required to be paid prior to final plat recordation.

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 title to indicate a “Preliminary Plat for” as a preliminary plat is not recorded and cannot establish a subdivision. (NBCO 118-26)
2. Add a scale and north arrow to the plat. (NBCO 118-24(9))

3. Label the right-of-way radii that is in compliance adopted design standards for the proposed cul-de-sac. (NBCO 118-29(b)(3))
4. Add topographic contour lines as specified in code; 5-foot and/or 2-foot based upon slope. (NBCO 118-24(10))
5. Add the location and reference LCRA easement that is adjacent to the shown aerial easement. (City of San Antonio to LCRA Vol. 192 PG 957 1972) (NBCO 118-48)
6. Be advised the proposed relocated sewer line will require new easement and old easement will need to be abandoned after construction acceptance. (NBCO 118-48)
7. Be advised that water and wastewater capacity is not reserved until construction documents and plat approval. (NBCO 118-31(a))
8. 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))
9. Be advised final acceptance or performance bond for utility construction is required prior to plat approval. (NBCO 118-31(a))
10. 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.