

Legislation Text

File #: 22-785, Version: 1

PRESENTER:

Applicant: HMT Engineering & Surveying; Chris Van Heerde, P.E.

Owner: Continental Homes of Texas. LP; Leslie Ostrander

SUBJECT:

FP22-0240 Approval of a final plat establishing Winding Creek Ranch, Unit 1, with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Outside City Limits

BACKGROUND INFORMATION:

Case #: FP22-0240

Owner: Leslie Ostrander
Continental Homes of Texas, LP
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New Braunfels, TX 78247
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Engineer: Chris Van Heerde, P.E.
HMT Engineering and Surveying
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Case Manager: Matthew Simmont
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Description: A 28.58-acre final plat establishing 125 lots for single-family residential use.

The Winding Creek Ranch Subdivision is a single-family residential development located on the east side FM 1044, approximately 1 mile north of the intersection of FM 1044 and Union Wine Road. The subdivision is located in the City's Extraterritorial Jurisdiction (ETJ). The approved master plan for the overall Winding Creek subdivision consists of a total of 8 units. This is the first phase being proposed for development.

ISSUE:

This final plat is approximately 29-acres and proposes the establishment of 125 residential lots, dedication of rights-of-way, and common area for the purpose of drainage and parkland. The approved master plan for the entire subdivision consists of 282 acres and a total of 1011 proposed residential lots.

Drainage:

The Public Works Department has reviewed and approved final project drainage with the construction plans as required by Section 118-51(e) 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.

A portion of this property is located within the 100-year floodplain; this area is delineated and labeled as required. Drainage improvements will be constructed at the time of subdivision construction.

Utilities:

Water will be provided by Green Valley Special Utility District (GVSUD), wastewater will be provided by Guadalupe-Blanco River Authority (GBRA), and electric will be provided by Guadalupe Valley Electric Corporation (GVEC). Utilities will be extended as part of this plat in accordance with the approved construction plans.

Transportation:

This proposed plat is in compliance with the City's Regional Transportation Plan (RTP). FM 1044 is identified on the RTP as a 200-foot Parkway. The plat is proposing that approximately 60 feet of right-of-way to be dedicated along FM 1044.

A portion of Chianti Pass is designed as a 60-foot-wide residential collector. All other streets dedicated and constructed within this plat are proposed to be local streets that are 50-feet in width. Street names have been approved by both Comal and Guadalupe Counties and are indicated on the plat.

Sidewalks:

Six (6) foot wide sidewalks will be constructed by the developer per city standards at the time of subdivision construction along FM 1044. Four (4) foot wide sidewalks will be constructed by the developer per city standards at the time of street construction, adjacent to the curb along common area lots. Four (4) foot wide sidewalks will be constructed by the home builder per city standards adjacent to the curb at the time of building construction along all other street frontages.

Hike and Bike:

This proposed plat is in compliance with the City's Hike and Bike Trails Plan. No off-street trails are proposed within the vicinity of this subdivision.

Roadway Impact Fees:

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

Parkland Dedication and Development:

This final plat is subject to the 2018 Parkland Dedication and Development Ordinance. This subdivision will set aside land for a private park, as required by the ordinance, and intend to construct park improvements on the private park to be used as credit toward park land ordinance. As fiscal surety, the developer will pay the in-lieu-of land and park development fees. With the development of 125 residential lots within this unit, park fees in the amount of \$280,750 are required to be paid prior to plat 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. Add a sidewalk plat note to indicate the construction of 6-foot-wide sidewalk along FM 1044. (NBCO 118-49(d))

2. Add the required certificate for Guadalupe County recordation. (NBCO 118-49(d))

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 the 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.