

Legislation Text

File #: 22-912, **Version:** 1

PRESENTER:

Applicant: Pape-Dawson Engineers, Inc.; Todd Blackmon, P.E.

Owner: Scott Felder Homes, LLC; Steven Krasoff

SUBJECT:

FP22-0288 Approval of a final plat establishing Willowbrook Unit 1, with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: ETJ

BACKGROUND INFORMATION:

Case #: FP22-0288

Owner: Steven Krasoff
Scott Felder Homes, LLC
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Engineer: Todd Blackmon, P.E.
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Case Manager: Matthew Simmont
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Description: A 43.535-acre final plat establishing 109 lots for single-family residential.

The Willowbrook Subdivision is a single-family residential development located on the north side of Weltner Road approximately ½ mile east of State Highway 46 on the south-east side of the City. The subdivision is located within the City's extraterritorial jurisdiction (ETJ). The approved master plan for the Willowbrook Subdivision consists of a total of 3 units/phases, 77.149-acres, and a total of 231 residential lots. This is the first unit to be approved in the approved master plan.

ISSUE:

This final plat is approximately 43.535-acres and proposes the establishment of 109 residential lots, dedication of rights-of-way, and common area lots for the purpose of open space and drainage.

Drainage:

The Public Works Department reviewed project drainage with the construction drawing approval process 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. Drainage improvements will be constructed at the time of subdivision construction.

Utilities:

Water, wastewater and electric utilities will be provided by New Braunfels Utilities (NBU). Utility easements will be provided as required by NBU. Utilities will be extended as part of this plat in accordance with the approved construction plans.

Transportation:

The proposed plat is in compliance with the City’s Regional Transportation Plan (RTP). This plat provides a 200-foot ROW dedication for a future east-west Parkway which is required by the City’s RTP that will connect SH 46 with FM 758. The plat will also dedicate and construct a portion of Tor House Road which is a north-south Collector street required per the City’s RTP. Both roadways were included in the approved master plan for the subdivision.

The proposed plat will also dedicate the required additional right-of-way along Weltner Road as specified in the approved subdivision master plan . All other streets to be dedicated and constructed within this unit will be local streets and are proposed to be 50-foot wide. Street names have been approved and are indicated on the plat.

Sidewalks:

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 lot frontages 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 hike or bike trails are required to be dedicated with this final plat.

Roadway Impact Fees:

The subdivision is located entirely within the City’s ETJ. Therefore, no roadway impact fees will be required.

Parkland Dedication and Development:

This final plat is subject to the 2018 Parkland Dedication and Development Ordinance. Per the approved Master Plan for this subdivision, land has been set aside for a private park, in compliance with the ordinance. The developer intends to construct park improvements on the private park to be used as credit toward park land ordinance requirements. As fiscal surety, 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 109 residential home sites within this unit, park fees in the amount of \$244,814 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. Update Plat Note #5 to reflect the 2018 Parkland Dedication Ordinance. (NBCO 118-58)
2. Payment of parkland dedication and development fees, \$244,814, for the 109 proposed dwelling units prior to plat recordation. (NBCO 118-60(b))
3. Add acreage labels to all non-rectangular lots. (NBCO 118-24(c))
4. Correct the sidewalk note to indicate “four” (4) foot-wide sidewalks will be constructed with the development. (NBCO 118-24(15))
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6. Update the sidewalk note to include Weltner Road. (NBCO 118-49(b))
7. Add the map index graphic to the first sheet of the plat drawing (NBCO 118-29(a))
8. Remove the topographic contour lines from the plat drawing. (NBCO 118-24(15))
9. Revise the title of the plat to indicate final plat instead of preliminary plat. (NBCO 118-29)
10. Include the dimensioned width of the Weltner Road ROW on Sheet 3 (NBCO 118-29(b)(3))
11. All referenced easements that are created by separate instrument must be recorded with document numbers added to the plat prior to recordation. (NBCO 118-29(2))
12. 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 plat approval. (NBCO 118-21(d))
13. Be advised final acceptance or performance bond for utility construction is required prior to plat approval. (NBCO 118-31(a))
14. Be advised that water and wastewater capacity is not reserved until construction documents and plat approval. (NBCO 118-31(a))

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.