

Legislation Text

File #: 20-489, Version: 1

Contact

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SUBJECT:

FP20-0121 Approval of the final plat for Stolte Subdivision

Plat Information:

Case #: FP20-0121

Owner: Mark Smith
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Engineer: Seth Bonner
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Case Manager: Holly Mullins
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Description: 5 commercial lots on 5.97 acres

Background:

The subject property is located on the west side of IH-35 North, just north of the city limits. This plat proposes five commercial lots on approximately 6 acres. The property is within the Conical and Transition Zones of the Airport Overlay for height limitations; however, at this distance from the airport, and subject elevation, the height limits should not interfere with the proposed warehousing use.

Drainage:

The City's Public Works Department reviewed preliminary project drainage with the Letter of Certification process as required by Section 118-51.e 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 unit is located within the 1% annual chance flood zone.

Utilities:

Electric service is being provided by New Braunfels Utilities. Crystal Clear Special Utility District is the water provider and wastewater service will be provided by private on-site septic systems. No extension of utilities is required with this subdivision.

Transportation:

Regional Transportation Plan:

The project is not proposing any street construction within the commercial site. The plat is in compliance with the City's Regional Transportation Plan. Stolte Road is classified as a 60-foot wide non-residential local street and the plat indicates sufficient right-of-way exists. No additional right-of-way dedication is required along IH-35. An area at the intersection of IH-35 and Stolte Road is being reserved for a future corner clip at the request of TxDOT.

Hike and Bike:

The plat is in compliance with the City's Hike and Bike Trails Plan and no right-of-way dedication or trail construction is required as there are no proposed trails within or adjacent to the subdivision.

Sidewalks:

A waiver from the sidewalk requirement along Stolte Road was approved by City Council on June 29, 2020. City Council also granted approval for the developer to escrow funds for the cost of sidewalk construction along IH-35 with the City, for use when sidewalks are installed with future improvements to the IH-35 frontage road. Plat notes must be updated to reflect these waivers.

Roadway Impact Fees:

The subdivision is outside the city limits and the Roadway Impact Fee study area. Roadway Impact Fees are not applicable.

Parkland Dedication and Development:

This subdivision is subject to the 2018 Parkland Dedication and Development Ordinance, but non-residential uses are exempt from park fees. The appropriate plat note is included.

Staff Recommendation:

To meet the requirements of the City's Subdivision Platting Ordinance and other adopted codes, the applicant's final plat must comply with the conditions noted below. Staff recommends approval of the proposed final plat with the following Conditions of Approval:

1. Move location map to Page 1; verify and label city limits. (NBCO 118-24)
2. The outer boundary does not qualify as an accurate boundary. Provide an Accurate boundary for the plat. (NBCO 118-29)
3. Add a note stating: Monuments were set at each corner of the survey boundary of the subdivision [*specific size and type*], unless noted otherwise. (NBCO 118-54)
4. Add note stating the Bearing Reference. (NBCO 118-24 and TAC 663-19.c)
5. State whether distances are in grid or surface with the scale factor. (NBCO 118-24, 118-21, and TAC 663-20)
6. Label the grid state plane coordinates (two decimal places) that are the farthest from each other on two corners of the outer boundary. (NBCO 118-21c)

7. Revise Note 4 to state water is provided by Crystal Clear SUD. (NBCO 118-24)
8. Revise Note 7 to state a waiver to sidewalk construction along Stolte Road was approved by City Council on June 29, 2020, and that funds for the sidewalk along IH-35 were placed in escrow with the City prior to plat recordation. (NBCO 118-49)
9. On Lot 5, reflect right-of-way clip at corner of Stolte and the IH 35 Frontage Road as “hereby dedicated” instead of reservation. (NBCO 118-46)
10. Add the following plat note: Future development is subject to Chapter 114 (Streets, Sidewalks and Other Public Spaces) of the New Braunfels Code of Ordinances. (NBCO 118-24)
11. Add a note stating finished floors must be a minimum of ten (10) inches above final adjacent grade and the lot be graded in accordance with the approved grading plan. (NBCO 118-51)
12. A 20-foot wide utility easement fronting Stolte Road is required on Lots 1 - 4, outside of any right-of-way reservations or dedications. (NBCO 118-48)
13. A 20-foot wide utility easement fronting IH-35 and Stolte Road is required on Lot 5, outside of any right-of-way reservations or dedications. (NBCO 118-48)

Approval Compliance:

To obtain approval of the final plat, the applicant must submit to the City a revised final plat and a written response that satisfies each condition of approval prior to expiration of the plat (Sec. 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:

1. Aerial Map
2. Final Plat