
Legislation Text

File #: 21-290, **Version:** 2

PRESENTER:

Applicant: Carson Keller, Matkin-Hoover Engineering

Owner: Lori Oden

SUBJECT:

REP21-101 Public hearing and consideration of the proposed replat of Lot 51 Block M, Copper Ridge The Addition North Subdivision, establishing Lot 51R.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Outside City Limits

BACKGROUND INFORMATION:

Case #: REP21-101

Owner: Lori Oden
16928 Hidden Oaks Woods
San Antonio, TX 78248
Ron_oden@att.net

Engineer: Matkin-Hoover Engineering
8 Spencer Road Suite 100
Boerne, TX 78006
(830) 249-0600 ckeller@matkinhoover.com

Case Manager: Holly Mullins
(830) 221-4054 hmullins@nbtexas.org

ISSUE:

Copper Ridge Subdivision is located on SH 46 West, approximately 1.5 miles outside the city limits in the ETJ. The North Addition of the subdivision was platted in 2018.

The purpose of this replat is to add approximately 4 acres of unplatted land to Lot 51, creating a single 5.376-acre residential lot.

Drainage:

The Public Works Department reviewed project drainage with the Letter of Certification process as required by Section 118-51e of the Platting Ordinance and in accordance with the requirements of Chapter 143 Municipal Drainage Utility Systems, and the Drainage and Erosion Control and Design Manual.

A small portion of this property is located within the 1% annual chance flood zone, along the Dry Comal Creek.

Utilities:

Electric service is provided by New Braunfels Utilities (NBU). Proposed Lot 51R will be served by private on-site septic and private water well, as allowed by Comal County for lots at least 5.01 acres in size.

Transportation Plan:

The plat is in compliance with the City's Regional Transportation Plan as there are no proposed new streets within or adjacent to the subject property.

Hike and Bike:

The City's Hike and Bike Trail Plan indicates an off-street trail along Dry Comal Creek, which is adjacent to the subject property. However, this portion of the proposed trail is not accessible from any public land or right-of-way. If the City is unable to accept and maintain a trail, the developer is not required to construct it.

Sidewalks:

Copper Ridge has rural residential street sections and minimum one-acre lots with at least 100 feet of street frontage; therefore, sidewalks are not required.

Roadway Impact Fees:

This subdivision is located outside of the Roadway Impact Fee Study Area and fees are not applicable.

Parkland Dedication and Development:

Parkland and amenities provided by the Copper Ridge development have been reviewed by Parks and Recreation Department staff and determined to meet the ordinance requirements. No additional park fees are applicable.

FISCAL IMPACT:

N/A

RECOMMENDATION:

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

1. Start the "Being" statement in the title on a separate line for clarity. (NBCO 118-34)
2. Remove the "Being" statement from the Owners signature block leaving just the name of the plat. (NBCO 118-30)
3. Add "and Comal County" after City of New Braunfels under Easement Notes. (NBCO 118-48)
4. Update the buildable lot count to "1" in Note 9 and correct the second sentence to read: This "plat". (NBCO 118-60 et seq)
5. Draw a box around the existing lot configuration, label it "Area Being Replatted", and make it smaller for clarity of purpose. (NBCO 118-34)
6. Enlarge the Detail Drawing so the easement is legible. (NBCO 118-24)
7. Add VWDE to the legend. (NBCO 118-24)
8. Remove Note 11 as it does not apply to the replat. (NBCO 118-24)
9. Add note stating the Bearing Reference. (NBCO 118-24 and TAC 663-19.c)
10. State whether the distances are in grid or surface with the scale factor. (NBCO 118-24; 118-21.c and TAC 663-20)
11. Note: Single-phase primary UD extension to back of Lot 51R is being planned for. Easement has been

dedicated by property owner but not yet surveyed or filed for record by NBU. No changes needed to plat at this time. (NBCO 118-48)

12. Note: A digital plat must be submitted when recording, formatted as:

NAD 1983 State Plane Texas South Central FIPS 4204 (US Survey feet).

Grid scale.

All x-referenced files must not be in blocks.

Dwg format 2018 version or earlier.

Approval Compliance:

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

Notification:

Public hearing notification was sent to 12 owners of property within 200 feet of the request. To date, no responses have been received.

Attachments:

1. Aerial Map
2. Replat
3. Notification Map