
Legislation Text

File #: 22-907, **Version:** 1

PRESENTER:

Applicant: HMT Engineering & Surveying; Tim Gorena, P.E.
Owner: Lennar Homes; Richard Mott)

SUBJECT:

FP22-0279 Approval of a final plat establishing Parkside Unit 3, with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: ETJ

BACKGROUND INFORMATION:

Case #: FP22-0279

Owner: Richard Mott
Lennar Homes
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Engineer: Tim Gorena, P.E.
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Case Manager: Matthew Simmont
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Description: A 23.47-acre final plat establishing 145 lots for single-family residential.

The Parkside Unit 3 Subdivision is a single-family residential development located on the east side of State Hwy 46 and south side of Pieper Road on the south side of the City. The subdivision is located within the City's extraterritorial jurisdiction (ETJ). The approved master plan for the Parkside Subdivision consists of a total of 8 units/phases, 220.84-acres, and a total of 950 residential lots. Unit 1 has been recorded and Unit 2 is on this agenda.

ISSUE:

This final plat is approximately 23.47-acres and proposes the establishment of 145 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 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 will be provided by Spring Hill Water Supply, wastewater will be provided by GBRA, and electric utilities will be provided by NBU. Telephone and Cable will be provided by AT&T/Spectrum. Twenty-foot-wide public utility easements are being dedicated along street frontages. 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). No future roads per the City’s RTP are required for dedication with this final plat or the overall subdivision.

This final plat will be dedicating and constructing a portion of Winchester Drive, which is a 60-foot-wide east-west minor collector that extends through the entire subdivision. All other streets will be local streets and are proposed to be 50-feet 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. Additionally, a ten (10) foot wide shared use path will be constructed along the southern side of Winchester Drive as an alternate pedestrian route authorized with Unit 1.

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, as required by 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 145 residential home sites within this unit, park fees in the amount of \$325,670 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. Payment of parkland dedication and development fees, \$325,670, for the 145 proposed residential lots prior to plat recordation. (NBCO 118-60(b))
2. Add acreage labels to all non-rectangular lots. (NBCO 118-24(c))
3. Label the right-of-way radii for all knuckle-sacs. (NBCO 118-29(b)(3))
4. Add the required certificate for Guadalupe County recordation. (NBCO 118-30)
5. Remove NBU plat note #4 as this project is outside of NBU water and wastewater service areas. (NBCO 118-48)
6. Add adjacent Unit 1 recording details. (NBCO 118-24(4))
7. Parkside Unit 2 must be recorded prior to this unit or a temporary easement and construction of a cul-de-sac at the end of Hunter Peak must be recorded and constructed. (NBCO 118-24(15))
8. Correct the lot numbers within Unit 2. (NBCO 118-24(15))
9. Add Double Oak to Plat Note #12. (NBCO 118-49(d))
10. Add Plat Note that a 4-foot wide sidewalk will be constructed along Pieper Road adjacent Lot E, Block 10 at time of subdivision construction. (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.