

Legislation Text

File #: 21-198, Version: 1

Presenter/Contact

*Applicant: HMT Engineering & Surveying; Owner: DR Horton
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SUBJECT:

MP21-0056 Discuss and consider approval of the master plan for Winding Creek Ranch Subdivision with a waiver to Section 118-44 of the Subdivision Platting Ordinance to allow block lengths to exceed 1,200 feet.

Plat Information:

Case No.: MP21-0056
WVR21-054

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Description: 1,011 single-family residential lots, 12 drainage lots and 1 park lot on 281.68 acres in 8 units

The subject property is located on the east side of FM 1044, south of West Klein Road and North of Union Wine Road within the ETJ in Guadalupe County. This subdivision will consist of 1,011 single-family residential lots, 12 drainage lots and 1 park lot.

Drainage:

The Public Works Department reviewed preliminary drainage with the Letter of Certification process as required by Section 118-51.e of the Subdivision 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 portion of the subject property is located within the 1% annual chance floodplain.

Utilities:

All lots in this subdivision will be provided water service by Green Valley Special Utility District, sewer service by Guadalupe-Blanco River Authority and electric service by Guadalupe Valley Electric Corporation. Existing utility easements are indicated on the master plan.

Transportation:

Regional Transportation Plan

This plat is in compliance with the Regional Transportation Plan. A portion of the subdivision is adjacent to FM 1044, which is designated as a 200-foot wide Parkway on the Regional Transportation Plan. FM 1044 has a current right-of-way width of approximately 80 feet and an additional 60 feet of right-of-way will be dedicated at the time of final plat. The TIA report recommends turn lands and deceleration lanes.

The subdivision also includes portions of two proposed Collectors on the City's Regional Transportation Plan which have been incorporated into the subdivision design.

Block Length

The proposed subdivision is encumbered with a large LCRA electric transmission easement, floodplain and proposed detention areas. **The applicant is requesting a waiver to block length for three different street sections in Units 1, 4 and 6 of the proposed subdivision.**

A block is "a unit of land bounded by streets, other transportation or utility rights-of-way, parks, streams, waterways, or any other barrier to the continuity of development." The length of a block is measured along the axis of the block. The proposed layout of blocks has resulted in two blocks exceeding the maximum block length of 1,200 feet.

Unit 1:

The applicant is requesting a block length waiver to a section of Chianti Pass in Unit 1. The proposed street section is approximately 1,667 linear feet and exceeds the maximum allowed block length by 467 feet. The applicant states this section of street is adjacent to the existing LCRA electric transmission easement within the subdivision and LCRA prefers to minimize streets crossing their easements to avoid potential interference with high-power transmission electric lines. Two crossings of the easement are already proposed with Units 2 and 4 and the waiver request is intended to prevent the necessity of a third crossing.

Unit 4:

The applicant is also requesting a block length waiver to a section of Aqua Vitae in Unit 4. The proposed street section is approximately 1,731 linear feet and exceeds the maximum allowed block length by 531 feet. The applicant states this section of street is located adjacent to the 100-year floodplain and the waiver request is intended to eliminate the necessity of crossing the floodplain with a residential street and to minimize impacts to the floodplain and drainage of the site and surrounding areas.

Unit 6:

The applicant's block length waiver request in Unit 6 is for a section of Chateau Gdn. The proposed street section is approximately 1,442 linear feet and exceeds the maximum block length by 242 feet. The applicant claims the waiver request is justified by the fact a large portion of the block (approximately 533 linear feet) will consist of a detention pond with no residential lots between it and the street. Minimizing crossings of the large detention channel, which is designed to carry high flow volumes, will minimize potential complications during storm events.

Commission Findings:

The Planning Commission shall not approve a waiver unless it makes findings based upon the evidence presented to it in each specific case that:

1. Granting the waiver will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver will not prevent the orderly subdivision of other property in the vicinity;
2. Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; or an alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein; and
3. The waiver will not in any manner vary the provisions of the Zoning Ordinance or other ordinance(s) of the City.

Hike and Bike Trail Plan

There is a proposed 10-foot wide off-street Hike and Bike Trail located internal to the subdivision. The exact location of the Hike and Bike Trail will be determined at the subdivision construction plan design stage.

Sidewalks

Six-foot wide sidewalks will be constructed per City standards by the developer and home builder adjacent to FM 1044 and 4-foot wide sidewalks adjacent to the internal streets.

City Council approved a waiver to allow payment of escrow in lieu of construction of a 6-foot wide public sidewalk adjacent to the future extension of Alves Lane. The escrow amount must be approved by the City Engineer for the portion of the sidewalk adjacent to this final plat and paid to the City of New Braunfels prior to recordation of this plat.

Roadway Impact Fees:

The subdivision is located outside the city limits and the Roadway Impact Fee Study Area. Therefore, Roadway Impact Fees are not applicable.

Parkland Dedication and Development:

This subdivision is subject to the 2018 Parkland Dedication and Development Ordinance. It requires new residential projects to dedicate park land (or cash in-lieu-of) and pay a park development fee per dwelling unit. This development will set aside 3.9 acres of land in Unit 1 for a private park. Fees in lieu of park land dedication and development will be paid

at for each unit at the time of final plat.

Staff Recommendation:

Staff acknowledges the development challenges created by the existing LCRA electric transmission easement, floodplain and detention requirements that make connectivity difficult in this area and recommends approval of the master plan with the waiver to block length. To meet the requirements of the Subdivision Platting Ordinance and other adopted codes, the applicant's proposed master plan must comply with the conditions noted below. Staff recommends approval of the applicant's proposed master plan with the following Conditions of Approval:

1. Temporary turnarounds shall be required on stub streets if the stub street extends beyond one buildable lot or 250 feet, whichever is less; or, where the buildable lot width fronts and only has access to the stub street. *(NBCO 118-46(j))*
2. Construction plans must be designed to ensure streets located within the 1 percent annual chance flood are elevated above the base flood elevation level. *(NBCO 118-51(g)(1))*
3. Should the block length waiver request be denied by the Planning Commission, the master plan will need to be revised to comply with the block length requirement. *(NBCO 118-44(b))*

Approval Compliance:

Pursuant to state law, if the Planning Commission approves with conditions, to obtain final approval of the master plan, the applicant must submit to the City a written response that satisfies each condition of approval prior to expiration of the master plan (Section 118-32(b)). In accordance with Chapter 212, Texas Local Government Code, the City will determine the master plan approved if the response adequately addresses each Condition of Approval.

Attachments:

Aerial Map
Master Plan
Block Length Exhibit
Applicant's Letter of Waiver Justification