

Legislation Text

File #: 21-68, Version: 1

Contact

*Applicant: James Ingalls, Moeller & Associates Engineering; Owner: JP Gips
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SUBJECT:

FP21-0008 Approval of the final plat for The Gardens at New Braunfels with conditions.

Plat Information:

Case #: FP21-0008

Owner: The Gardens at New Braunfels. LLC
JP Gips, Member
541 Magazine Avenue
New Braunfels, TX 78130
jpgips@gmail.com

Engineer: James Moeller, P.E.
Moeller & Associates Engineering Solutions
2021 SH 46 West, Suite 105
New Braunfels, TX 78130
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Case Manager: Holly Mullins
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Description: 5 residential lots on 1 acre

Background:

The subject property is located behind the New Braunfels Public Library (Main Branch) on the northeast corner of S. East Avenue and Dittlinger Street. It is currently a vacant tract zoned "R-2" Single and Two-family District.

Four of the five proposed lots (Lots 1, 3, 4 and 5) meet the minimum area required in our zoning ordinance for duplexes (8,000 square feet; 8,500 square feet for corner lots). Two dwelling units are planned on each of these lots. Lot 2 is less than 8,000 square feet in area where only a single-family dwelling can be allowed.

Drainage:

The Public Works Department reviewed preliminary 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. Project drainage for new construction will be reviewed with the building permit. No portion of the subject property is located within the 1% annual chance flood zone.

Utilities:

Electric, water and wastewater services are provided by New Braunfels Utilities (NBU). Utility easements are indicated on the plat as required by NBU.

Transportation:

Regional Transportation Plan:

The plat is in compliance with the City's Regional Transportation Plan and no additional right-of-way dedication is required.

Hike and Bike:

The plat is in compliance with the City's Hike and Bike Trails Plan as there are no proposed trails or bike lanes adjacent to the subject property.

Sidewalks:

Four-foot wide sidewalks will be constructed within the right-of-way along Dittlinger Street and E. East Avenue, by the home builder as each residential lot is developed.

Roadway Impact Fees:

Roadway Impact Fees for Study Area 2 are hereby assessed with approval of the final plat. Fees will be collected with building permits at the then current rate based on use.

Parkland Dedication and Development:

This subdivision is subject to the 2018 Parkland Dedication and Development Ordinance and proposes 9 new residential units. To comply with the ordinance, the development must pay a fee of \$1,940 per dwelling (\$17,460 total) prior to recording the final plat.

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. Include a Block Number for the subdivision. (NBCO 118-29)
2. Indicate location of existing adjacent and opposite driveways. (NBCO 118-98)
3. Provide title or position within the LLC for individual signing the plat. (NBCO 118-30)
4. Revise Plat Note 2 to state sidewalks will be constructed at least 3 feet from the curb/edge of pavement. (NBCO 118-49)
5. Revise or remove Plat Note 13 if there is no property owners' association or drainage easements. (NBCO 118-45)
6. Label the grid state plane coordinates (two decimal places) that are the farthest from each other on two corners of the outer boundary. (Ord. 118-21.c)

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