

Legislation Text

File #: 20-683, Version: 1

Presenter/Contact

*Applicant: Pape-Dawson; Owner: Meritage Homes of Texas, LLC
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SUBJECT:

FP20-0179 Approval of the final plat for Meyer's Landing, Phase 2.

Plat Information:

Case No.: FP20-0179

Owner: Meritage Homes of Texas, LLC
Tondra Alexander
2722 W. Bitters Rd., Suite 200
San Antonio, TX 78248
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Applicant: Pape-Dawson Engineers
Jim Welch, P.E.
2000 NW Loop 410
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Staff Contact: Matt Greene
(830) 221-4053
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Description: 141 single-family residential lots, and 1 open space lot on 25.4 acres

The subject property is located on the west side of Barbarosa Road between its intersections with Three Mile Creek and Westmeyer Road in the ETJ of both Comal and Guadalupe Counties.

Drainage:

The Public Works Department reviewed the final project drainage with the approved construction plans 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.

No portion of the subject property is located within the 1% annual chance floodplain.

Utilities:

Water, sewer and electric services will be provided by New Braunfels Utilities (NBU). Utilities will be extended as part of this plat pursuant to the approved construction plans. Utility easements are provided as required by NBU.

Transportation:

Regional Transportation Plan

The plat is in compliance with the City's Regional Transportation Plan. No proposed thoroughfares cross the subject property.

Three Mile Creek is an existing private road easement located along the northwestern perimeter of the property and is designated as a proposed 60-foot wide Collector on the Regional Transportation Plan, which will be constructed as an extension of Stonegate Dr. The developer is constructing a section of the extension of Stonegate Dr. adjacent to Phase 1, as Phase 1 requires access to Stonegate Dr. to comply with the secondary access requirement. The developer is dedicating a portion of the right-of-way for the extension of Stonegate Dr. adjacent this phase and will dedicate the remaining right-of-way with the Phase 3 final plat. Construction of the extension of Stonegate Dr. adjacent to Phases 2 and 3 is not required as the two phases do not access Stonegate Dr. and the TIA for the development does not warrant construction of the road. The street connection will need to be made by others in the future, including sidewalks.

Hike and Bike:

This plat is in compliance with the City's Hike and Bike Trails Plan. There are no existing or proposed trails internal to or adjacent to the subject property.

Sidewalks:

Four-foot wide public sidewalks will be constructed by the developer 4.5 feet from the back of curb along non-residential lots interior to the subdivision at the time of subdivision construction. Four-foot wide public sidewalks will be constructed 4.5 from the back of curb along residential lots at the time of building construction.

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:

The subdivision is subject to the 2018 parkland dedication and development ordinance. At this time, no parkland development is proposed, and the applicant states in-lieu fees of \$1,736 per dwelling unit (141 units X \$1,736 = \$241,776) will be paid prior to recording the final plat. The City is satisfied with this approach.

Staff 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 and with the following Conditions of Approval:

1. Add the Guadalupe County recordation block to the plat. *(NBCO 118-29(e))*
2. Add the street name label "Stonegate Dr." to the collector street right-of-way dedication. *(NBCO 118-29(b)(3))*
3. Revise note #8 to be labeled as Sidewalks and label paragraph 1 as 8.1 and the second paragraph as 8.2. *(NBCO 118-29(h))*
4. Add "and Lot 901, Block 2 along William Crest" to Note #8.2 after "Ella Crossing". *(NBCO 118-29(h))*
5. Add Clara Park to Note #8.1. *(NBCO 118-29(h))*
6. Add a 20-foot wide Utility Easement on Lot 901, Block 2, adjacent to the Right-of-Way dedication of Stonegate

Dr. (NBCO 118-29(b)(3))

7. Update Detail "A" to reflect the drainage easement. (NBCO 118-29(b)(3))

Approval Compliance:

Pursuant to state law, if the Planning Commission approves with conditions, to obtain approval of the final plat, the applicant must submit to the City a written response that satisfies each condition of approval prior to expiration of the final plat (Section 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