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## Legislation Text

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**File #:** 22-773, **Version:** 1

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**PRESENTER:**

Applicant: HMT Engineering & Surveying (William B Ball, P.E.)

Owner: M/I Homes of San Antonio, LLC (Walter Greer)

**SUBJECT:**

FP22-0237 Approval of a final plat establishing Park Place Unit 1B, with conditions.

**DEPARTMENT:** Planning and Development Services

**COUNCIL DISTRICTS IMPACTED:** N/A - New Braunfels ETJ

**BACKGROUND INFORMATION:**

Case #: FP22-0237

Owner: Walter Greer  
M/I Homes of San Antonio  
3619 Paesano's Parkway, Ste. 202  
San Antonio, TX 78231

Engineer: William B Ball P.E.  
HMT Engineering & Surveying  
290 S Castell Ave, Ste 100  
New Braunfels, TX 78130  
(830) 625-8565 billb@hmtnb.com

Case Manager: Matthew Simmont  
(830) 221-4058 msimmont@nbtexas.org

Description: A 23.17-acre final plat establishing 125 lots for single-family residential.

The Park Place Subdivision is a single-family residential development located on the south side of Zipp Road approximately one mile east of FM 1044. The project is located primarily within the City's extraterritorial jurisdiction (ETJ), with the exception of approximately 35 lots on the northeastern side of the property which are within New Braunfels and zoned ZH-A, Zero Lot Line Home District. The approved master plan for the Park Place Subdivision consists of a total of 9 units, 196.28-acres, and a total of 754 residential lots.

**ISSUE:**

This final plat is approximately 23-acres and proposes the establishment of 125 residential lots, dedication of rights-of-way, and common area lot for the purpose of drainage.

**Drainage:**

The Public Works Department reviewed and approved final project drainage with the construction plans as required by Section 118-51(e) 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. Several lots are

designated to be used for water quality, drainage, open space.

**Utilities:**

Water will be provided by Green Valley Special Utility District (GVSUD), wastewater will be provided by Guadalupe-Blanco River Authority (GBRA), and electric will be provided by Guadalupe Valley Electric Corporation (GVEC). Utilities will be extended as part of this plat in accordance with the approved construction plans.

**Transportation Plan:**

The proposed plat is in compliance with the City’s Regional Transportation Plan (RTP). Pursuant to the City’s RTP, the approved master plan for the Park Place Subdivision specifies that right-of-way for the east-west extension of W. Zipp Road (minor collector) be constructed along the northern boundary of this unit.

Havisham Pass and a portion of Clarisse Street are designed as 60-foot-wide residential collector sections. All other streets dedicated and constructed within the subdivision and are proposed to be local streets that are 50-feet in right-of-way width. Street names have been approved by Comal County and are indicated on the plat.

**Hike and Bike:**

This proposed plat is in compliance with the City’s Hike and Bike Trails Plan. No off-street trails are proposed within the vicinity of this subdivision.

**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 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.

**Roadway Impact Fees:**

The subdivision is located outside city limits and the Roadway Impact Fee Study Area and Roadway Impact Fees do not apply.

**Parkland Dedication and Development:**

This final plat is subject to the 2018 Parkland Dedication and Development Ordinance. The developer intends to pay fees-in-lieu-of park land dedication and development with no intent to construct a private park for credit. 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 125 residential home sites within this unit, park fees in the amount of \$280,750 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. Remove contour lines from the final plat. (NBCO 118-24(15))

2. Add a street name label for W. Zipp Road. (NBCO 118-24(15))
3. Add a plat note listing common lots (900 lots) and maintenance responsibility. (NBCO 118-24(15))
4. Remove building envelope boundaries from all lots. (NBCO 118-24(15))
5. Revise the map legend to add missing line types. (NBCO 118-24(15))
6. Assign block numbers to all proposed blocks. (NBCO 118-24(15))
7. Add acreage labels to all non-rectangular lots. (NBCO 118-24(c))
8. Add the required certificate for Guadalupe County recordation. (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.