

## Legislation Text

---

**File #:** 20-695, **Version:** 1

---

**Presenter/Contact**

*Applicant: Moeller & Associates (James Ingalls, P.E.); Owner: Mike Lancaster  
(830) 358-7127 - jamesingalls@ma-tx.com*

**SUBJECT:**

FP20-0180 Approval of the final plat for Arroyo Verde Subdivision, Unit 4

**Plat Information:**

**Case #:** FP20-0180

**Owner:** Mike Lancaster  
PO Box 171004  
San Antonio, TX 78217  
mwlancaster@gmail.com

**Applicant:** James Ingalls, P.E.  
Moeller & Associates  
2021 SH 46W, Ste. 05  
New Braunfels, TX 78132  
(830) 358-7127  
jamesingalls@ma-tx.com

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

**Description:** 24.9 acres tract of residential development with detention and drainage lots

**Background:**

The subject property is located northeast of the intersection of Arroyo Dorado and Arroyo Seco within the Arroyo Verde Planned Development along Goodwin Lane. The proposed Unit 4 final plat is subject to the development standards of the Arroyo Verde Planned Development Zoning District. The plat is for the recordation of 44 lots for single family residential use and three drainage lots.

**Drainage:**

The City's Public Works Department reviewed project drainage with the approved construction plans as required by Section 118-51.e of the Subdivision Platting Ordinance and in accordance with Chapter 143 Municipal Drainage Utility Systems, and the Drainage and Erosion Control and Design Manual (DECDM). Lots 900, 901 and 902, Block 1 are drainage lots. A proposed channel is located on the north side of the subdivision.

Lots 900, 901 and 902 are located within the existing 1% annual chance floodplain.

**Utilities:**

Water, sewer and electric service will be provided by New Braunfels Utilities. Utility easements are indicated on the plat as required by the utility provider. Utilities will be extended as part of this development in accordance with the approved construction plans.

**Transportation:**

**Regional Transportation Plan:**

The project is proposing extension and termination of the following local streets within the subdivision: Arroyo Dorado, Arroyo Loma and Nister. All streets shall have a 50-foot wide right of way in conformance with street standards. Therefore, the proposed plat is in compliance with the Regional Transportation Plan. Construction plans for all roadway improvements have been approved.

**Hike and Bike Trail Plan:**

A 10-foot wide Hike and Bike Trail is being proposed along Alligator Creek on the west side of the subdivision and will be constructed in accordance with the approved construction plans.

**Sidewalks:**

Four-foot wide public sidewalks will be constructed on both sides of all internal streets at the time of development by the developer/homebuilder per the current subdivision platting ordinance.

**Roadway Impact Fees:**

This subdivision is subject to Roadway Impact Fees and is hereby assessed the fees for Service Area 3 with the approval of this plat. The Impact Fees will be collected at the time of building permit as indicated in the then current fee schedule for the intended use.

**Parkland Dedication and Development:**

This subdivision is subject to the City's 2006 Parkland Dedication and Development Ordinance. A private neighborhood park is proposed to be developed within Unit 2 of the subdivision that will serve the Arroyo Verde neighborhood. In-lieu fees must be paid and eligibility for reimbursement will be determined when amenities are complete. Park fees of \$600 per dwelling unit with an estimated number of 44 units (\$26,400) are payable 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. Remove note #24 (118-21(c)).
2. Correct note #10 to indicate a total of 47 lots to be created with this subdivision (118-21(c)).
3. Add the following note: (NBCO 118-30)
  - a. Future development is subject to Chapter 114 (Streets, sidewalks and other public spaces) of the New Braunfels Code of Ordinances.
4. Add Lot 902, Block 1 to plat note #16 (NBCO 118-30).
5. Correct the numbering of the final sidewalk note to 3.2 (NBCO 118-49).
6. Add Lots 901 & 902, Block 1 to plat note #3.2 (NBCO 118-49).
7. Add the following to sidewalk note #3 (NBCO 118-50):
  - 3.3 Ten (10) foot wide Hike and Bike Trail will be constructed by the developer per city standards at the time of subdivision street construction along the western portion of the

subdivision.

8. Revise note #11 as follows (NBCO 118-21(c)):
  - a. This subdivision is subject to the 2006 City of New Braunfels Park Land *Dedication* and Development Ordinance. This plat is approved for one dwelling unit per buildable lot with a maximum of 44 buildable lots. At such time that additional dwelling units are constructed; the owner of the lot shall contact the city and comply with the ordinance for each dwelling unit.

**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