

Legislation Text

File #: 24-266, **Version:** 1

PRESENTER:

Applicant: HMT Engineering & Surveying; Eric Ply, P.E.

SUBJECT:

FP24-0046 Approval of the final plat establishing Voges Unit 3, with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: ETJ

BACKGROUND INFORMATION:

Case #: FP24-0046

Owner: Rausch Coleman Homes
4058 N College Avenue St 300 Box 9
Fayetteville, AR 72703

Engineer: Eric Ply, P.E.
HMT Engineering & Surveying
290 S Castell Ave, Suite 100
New Braunfels, TX 78130
(830) 625-8555 | plats@hmtnb.com

Case Manager: Colton Barker
(830) 221-4274 | cbarker@newbraunfels.gov

Description: A 23.25-acre final plat establishing 139 lots for single-family residential.

The Voges Subdivision is a single-family residential development located on the south side of the City. The subdivision is located entirely within City's extraterritorial jurisdiction (ETJ). The approved master plan for the Voges Subdivision consists of a total of 4 units/phases and 240.42-acres.

ISSUE:

This final plat is approximately 23-acres in area and proposes the establishment of 139 residential lots, 3 drainage lots, dedication of rights-of-way, and common areas for drainage, utilities, and open space.

Drainage:

The Public Works Department reviewed and approved final project drainage with the construction plans as required by Section 118-31 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. Drainage improvements will be constructed at the time of subdivision construction.

Utilities:

Water will be provided by the Green Valley Special Utility District (GVSUD), wastewater will be provided by

Guadalupe-Blanco River Authority (GBRA), and electric facilities will be provided by Guadalupe Electric Cooperative (GVEC). Public utility easements are being dedicated along street frontages. Utilities will be extended as part of this plat in accordance with the approved construction plans.

Transportation Plan:

This proposed plat is in compliance with the City’s Regional Transportation Plan (RTP) and the approved Master plan.

All streets dedicated and constructed within this plat are proposed to be local streets that are 50-feet in width. Street names have been approved by Guadalupe 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 required to be dedicated or constructed with this final plat.

Sidewalks

Four (4) foot wide sidewalks will be constructed by the developer per city standards at the time of street construction along all frontages abutting common area lots / nonresidential lots. Four (4) foot wide sidewalks will be constructed by the home builder per city standards at the time of building construction along all remaining street frontages.

Roadway Impact Fees:

The subdivision is located outside of the City Limits and therefore is not subject to Roadway Impact Fees.

Parkland Dedication and Development:

This final plat is subject to the 2018 Parkland Dedication and Development Ordinance. Per the approved Master Plan for this subdivision, land has been set aside for two private parks within Unit 1 and Unit 2 and the developer intends to construct park improvements on the private park as a credit toward parkland ordinance requirements.

As a fiscal surety, the developer is required to pay parkland dedication and development fees for the proposed single-family residential dwelling units prior to plat recordation. Since a private park is proposed, only a portion of the fees may be eligible for reimbursement. Eligibility for reimbursement will be determined when amenities are complete. With the development of up to 139 single-family residential dwelling units, park fees in the amount of \$241,304 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. Revise plat note 13 to reflect the number of residential lots indicated on the application form. (NBCO 118-21(c))
2. Change all the bearings and distances of the outer boundary to a clockwise rotation. (NBCO 118-21(c))
3. The outer boundary does not qualify as an accurate boundary. An accurate boundary is required for the plat. (NBCO 118-29(b)(1) & (c))

4. A final digital plat must be submitted when proceeding with recordation the format must be in: (NBCO 118-21(c))
 - a. NAD 1983 State Plane Texas South Central FIPS 4204 (US Survey feet).
 - b. Grid-scale.
 - c. All x-referenced files must not be in blocks.
 - d. Dwg format 2018 version or earlier.
5. Please be advised: The document number for Voges Unit 2 must be filled in on this plat prior to its recordation. (NBCO 118-29(b)(1))

Approval Compliance:

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(b)). 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.