

Legislation Text

File #: 21-82, **Version:** 1

Contact

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SUBJECT:

PP21-0061 Approval of the preliminary plat for Solms Landing, Tract 49 with conditions.

Plat Information:

Case #: PP21-0061

Owner: Solms Landing Development, LLC
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Case Manager: Holly Mullins
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Description: 1 multifamily residential lot on 11.49 acres

Background:

The subject property is within the Solms Landing Planned Development, located between Creekside Crossing (FM 306) and Kowald Lane. This preliminary plat consists of one lot and public right-of-way for a proposed mid-rise multifamily residential development.

Drainage:

The Public Works Department reviewed preliminary project 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. Final drainage review will be completed with review of the construction plans prior to submission of any final plat. No portion of this unit is located within the 1% annual chance flood zone.

Utilities:

Electric, water and wastewater services will be provided by New Braunfels Utilities. Utilities will be extended by the developer with this subdivision. 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. Sophie Lane meets the requirements for the proposed 60-foot Minor Collector between Kowald Lane and Creekside Crossing.

Dragoon Xing, a new public street, will be dedicated with the final plat of Tract 49 and will include a standard 65-foot radius cul-de-sac. This preliminary plat currently shows the cul-de-sac as a temporary turnaround easement partially on adjacent property. The adjacent property has an approved but unrecorded final plat as Lot 4, Solms Landing Phase 1C, which does not include this portion of the right-of-way. The preliminary plat needs to be revised to align with the boundary of Lot 4, and to either include the cul-de-sac within the plat boundary or submit a revised plat for Lot 4 that accommodates a portion of the right-of-way.

Hike and Bike:

Although the City's Trails Plan does not indicate any bike lanes or shared use paths on the subject property, internal trails will be provided throughout the Solms Landing development in accordance with the Planned Development zoning.

Sidewalks:

Six-foot wide sidewalks are proposed to be constructed by the developer on both sides of the public street Dragoon Xing at the time of development.

Roadway Impact Fees:

Roadway Impact Fees for Study Area 3 will be assessed with approval of the final plat. Impact fees are collected at the time of building permit based on land use.

Parkland Dedication and Development:

This subdivision is subject to the City's 2006 Parkland Dedication and Development Ordinance and fees in lieu of dedication and development will be paid prior to recording the final plat. Any recreational amenities that are constructed will be reviewed to determine whether a portion of the fees are eligible for reimbursement.

Staff Recommendation:

To meet the requirements of the City's Subdivision Platting Ordinance and other adopted codes, the applicant's preliminary plat must comply with the conditions noted below. Staff recommends approval of the proposed preliminary plat with the following Conditions of Approval:

1. Revise the preliminary plat to include the full extension of Dragoon Xing with cul-de-sac within the boundary of the Tract 49 plat, or submit a plat revision for Lot 4, Solms Landing Phase 1C to accommodate a portion of the cul-de-sac. The outer boundary of the plat must align with the boundary of Lot 4. (NBCO 118-46)
2. Remove "Minor" from plat title. (NBCO 118-24)
3. Add Lot and Block numbers to plat and title. (NBCO 118-24)

4. Remove TxDOT notes. (NBCO 118-30)
5. Add FIRM panel and date to Note 7. (NBCO 118-30)
6. Include street name in sidewalk note #10, when and by whom. (NBCO 118-49)
7. Add standard park note. (NBCO 118-60 et seq)
8. Add note stating finished floor elevation must be a minimum of ten (10) inches above the final adjacent grade and the lot graded in accordance with the approved grading plan. (NBCO 118-24)
9. Remove Approval and Recording blocks or watermark as Preliminary. (NBCO 118-30)
10. Easements created by separate instrument must be recorded and referenced on the final plat. (NBCO 118-24)
11. Revise description of adjoiner property to reflect current status (Lot 909). (NBCO 118-24)

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 (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.

Attachments:

1. Aerial Map
2. Preliminary Plat