

Legislation Text

File #: 21-511, **Version:** 1

PRESENTER:

Applicant: HMT Engineering & Surveying (Chris Van Heerde, P.E.)
Owner: City of New Braunfels

SUBJECT:

FP21-0173 Approval of the final plat for New Braunfels Sports Complex

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Council District 2

BACKGROUND INFORMATION:

Applicant: HMT Engineering & Surveying (Chris Van Heerde, P.E.)
290 S. Castel Avenue, Suite 100
New Braunfels, TX 78130
(830) 625-8555 plats@hmtnb.com

Owner: City of New Braunfels
550 Landa Street
New Braunfels, TX 78130

Staff Contact: Matt Greene
(830) 221-4053 mgreene@nbtexas.org

Description: Platting 150.99 acres into 2 commercial lots and 1 park lot

ISSUE:

The subject property is located on the southeast corner of the intersection of FM 1044 and W. Klein Road. The property is proposed to be platted into 2 commercial lots and 1 park lot for the New Braunfels Sports Complex.

Drainage:

The Public Works Department reviewed preliminary drainage with the Letter of Certification process as required by Section 118-51e of the Subdivision Platting Ordinance and in accordance with Chapter 143 Municipal Drainage Utility Systems and the Drainage and Erosion Control and Design Manual.

A portion of the property is located within the 100-year floodplain.

Utilities:

Water service will be provided by Green Valley Special Utility District (GVSUD), wastewater service by Guadalupe-Blanco River Authority (GBRA) and electric services by Guadalupe Valley Electric Cooperative (CVEC). Utility easements have been designated on the plats requested by the utility entities.

Transportation:

Regional Transportation Plan

This final plat is in compliance with the City's Regional Transportation Plan. FM 1044 is designated as a 200-foot wide Parkway adjacent to the subdivision. FM 1044 has a current right-of-way width of 80 feet and an additional 60 feet of right-of-way adjacent to FM 1044 will be dedicated with this plat. West Klein Road is designated as a 120-foot wide Minor Arterial and a right-of-way width determination of 94 feet approved by the City Council in 2014. The existing right-of-way width of W. Klein Road varies between 48 and 52 feet. Dedication of approximately 42 to 46 feet of right-of-way width adjacent to W. Klein Road will be dedicated with this plat. The southeast boundary of the subdivision encompasses a portion of the future extension of W. Zipp Road, a 60-foot wide Collector. A right-of-way dedication of 30 feet for the future extension of W. Zipp Road will occur with this plat.

Hike and Bike

There is an existing 10-foot wide hike and bike trail adjacent to the property along W. Klein Road. No additional hike and bike construction is required with this subdivision.

Sidewalks

There is an existing 10-foot wide hike and bike trail adjacent to the property along W. Klein Road. No additional sidewalk construction along W. Klein Road will be required with this plat. Along FM 1044, 6-foot wide sidewalks will be required to be constructed by the owner of each lot at the time of development.

Roadway Impact Fees:

Roadway Impact Fees for Service Area 5 are hereby assessed with the approval of the final plat. Roadway Impact Fees will be collected at the time of building permit as indicated in the then current fee schedule.

Parkland Dedication and Development:

This plat is proposed for non-residential development and does not require parkland dedication or development. Should the property be developed with residential units, the owners of the property will be required to comply with the ordinance for each dwelling unit.

FISCAL IMPACT:

The City will collect Roadway Impact Fees at the time of building permit for 2 commercial lots.

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 #7 to indicate a portion of the property is located within a Special Flood Hazard Area Zone A and add "according to the adopted flood maps of the City of New Braunfels" after "(100-yr. flood)". (NBCO 118-(30)(j))
2. Revise plat note #12 to state: "This subdivision is subject to the City of New Braunfels 2018 Park Land

Dedication and Development Ordinance. At such time that residential dwelling units are constructed within the subdivision, the owners shall contact the City of New Braunfels and comply with the ordinance for each dwelling unit.” *(NBCO 118-24(15))*

3. Revise plat note #10 to indicate there is an existing 10-foot wide hike and bike trail adjacent to W. Klein Road and 6-foot wide sidewalks will be constructed adjacent to FM 1044 and the W. Zipp Road right-of-way dedication by the owner/builder at the time of development. *(NBCO 118-30(h))*
4. Revise the plat scale so it is no less than 1” = 100’. *(NBCO 118-29(a))*
5. Provide a drainage easement for the 36” storm sewer line that drains into Pond A1 as shown on the preliminary street and utility exhibit. *(NBCO 118-51(e)(2)a.)*
6. Conduct a study of where the base flood elevation will be, assuming a fully developed watershed, and show a drainage easement on the plat, and the elevation of the flood plain at intervals of every 500 lineal feet. *(NBCO 118-51(f)(3)d.1.)*
7. Conduct a study, using HEC or similar modeling that is approved by the City Engineer, to insure the proposed development would not increase the elevation of the one percent annual chance base flood. *(NBCO 118-51(f)(3)d.2.)*
8. On Sheet 1 of the plat, revise “Sheet 1 of 2” to read “Sheet 1 of 4”. *(NBC) 118-24(15)*

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(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:

Aerial Map
Final Plat