

## Legislation Details (With Text)

**File #:** 19-564 **Name:**  
**Type:** Plat **Status:** Consent Item Ready  
**File created:** 7/22/2019 **In control:** Planning Commission  
**On agenda:** 8/6/2019 **Final action:**  
**Title:** Approval of the preliminary plat for New Braunfels Christian Academy Subdivision.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Aerial Map, 2. Preliminary Plat

Date	Ver.	Action By	Action	Result
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## Contact

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**SUBJECT:**

Approval of the preliminary plat for New Braunfels Christian Academy Subdivision.

**Plat Information:**

**Case #:** PP19-0079

**Owner:** New Braunfels Christian Academy  
220 FM 1863  
New Braunfels, TX 78132  
(830) 629-7821

**Engineer/  
Applicant:** HMT Engineering & Surveying  
410 N. Seguin Avenue  
New Braunfels, TX 78130  
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**Description:** 1 non-residential lot on 15.16 acres

The subject property is vacant land located next to the New Braunfels Christian Academy campus on FM 1863. The current zoning is C-1A and the applicant indicates this will be the site of a sports complex for the school.

**Drainage:**

The City's Public Works Department reviewed the preliminary drainage plans as required by Section 118-51e of the Platting Ordinance 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 construction plans and the final plat. No portion of the subject property is located within the 1% annual chance floodplain.

**Utilities:**

New Braunfels Utilities is the electric and water provider. Wastewater is provided by private on-site septic. The nearest existing main wastewater line is located approximately 2,500 feet from the site, which exceeds the minimum distance for required connection. Water main line extensions are the responsibility of the developer and construction plans must be approved by the City prior to submission of a final plat.

Off-site utility and drainage easements indicated on the plat must be recorded and referenced on the final plat, and a copy of each easement provided to the City.

**Transportation:**

FM 1863 is designated as a 150-foot Principal Arterial, and additional right-of-way will be dedicated with the final plat to achieve a width of 75 feet from the centerline.

**Hike and Bike Trails Plan**

The Hike and Bike Trails Plan indicates an off-street trail on the subject property. City staff recommends this be accomplished by a 10-foot wide shared use path along FM 1863. The applicant has indicated the path will be constructed at the time of development. The exact location must be coordinated with TxDOT.

**Sidewalks**

The applicant indicated they will construct a 10-foot wide shared use path in lieu of six-foot wide sidewalks along FM 1863.

**Roadway Impact Fees:**

Roadway impact fees for Service Area 1 will be assessed with the final plat. Impact fees are collected at time of building permit as indicated in the then current fee schedule.

**Parkland Dedication and Development:**

This subdivision is subject to the Parkland Dedication and Development Ordinance, but non-residential uses are exempt from park fees.

**Staff Recommendation:**

Staff recommends approval with the following required conditions as the proposed preliminary plat would then meet all requirements of the Platting Ordinance and the City's development regulations:

1. Remove Note 13 as it duplicates Note 10.
2. TxDOT approval of FM 1863 access is required.
3. The preliminary plat included in the construction plan set shall be updated as required by the Planning Commission approval.
4. Off-site easements must be recorded and referenced on the final plat.

**Attachments:**

1. Aerial and Regional Transportation Plan Map
2. Reduced Preliminary Plat (full size plan provided in packet)