

## Legislation Details (With Text)

**File #:** 20-261 **Name:**

**Type:** Plat **Status:** Individual Item Ready

**File created:** 3/24/2020 **In control:** Planning Commission

**On agenda:** 4/7/2020 **Final action:**

**Title:** REP20-057 Public hearing and approval of The Casinos at Gruene Phase 1 & 2 Final Plat, including the replat of Lots 16 and 17, Ferdinand and Mathilde Hanz Estate Partition.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Aerial Map, 2. Final Plat, 3. Notification Map

Date	Ver.	Action By	Action	Result
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Presenter/Contact

*Applicant: KFW Engineers; Owner: Casinos at Gruene, LLC.  
(830) 220-6042 - nreynolds@kfwengineers.com*

**SUBJECT:**

REP20-057 Public hearing and approval of The Casinos at Gruene Phase 1 & 2 Final Plat, including the replat of Lots 16 and 17, Ferdinand and Mathilde Hanz Estate Partition.

**Plat Information:**

**Case No.:** REP20-057

**Applicant:** KFW Engineers (A. Nicholas Reynolds)  
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**Owner:** Casinos at Gruene, LLC  
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**Description:** 63 two-family residential lots, common space and drainage areas.

The subject property is comprised of approximately 18.51 acres located on the south side of the 1200

block of Hanz Drive, south of Loop 337. The property is vacant and is adjacent to an unimproved section of Hanz Drive. The Casinos at Gruene Master Plan and the preliminary plat for Casinos at Gruene Phase 1 & 2 were both approved in 2018.

The proposed plat includes the replat of two existing lots that were created in 1962 and contains a total of 63 residential lots with 1.87 acres of common/drainage area. The developer has chosen to construct the development in one phase, therefore the proposed final plat encompasses the entire project.

**Drainage:**

The Public Works Department has reviewed and approved final project drainage with the construction plans as required by Section 118-51.e of the Subdivision Platting Ordinance and in accordance with the requirements of Chapter 143 Municipal Drainage Utility Systems, and the Drainage and Erosion Control and Design Manual.

No portion of the property is located within the 1% chance annual flood zone.

**Utilities:**

Electric, water and wastewater services will be provided by New Braunfels Utilities. Appropriate utility easements are provided on the plat as required by the utility provider. Utilities will be extended as part of this plat pursuant to the approved construction plans.

**Transportation:**

The property has frontage along an unimproved section of Hanz Drive which is designated as a Minor Collector that requires a minimum right-of-way width of 60 feet. The roadway is required to be constructed to a Minor Collector standard with this plat. Infrastructure construction plans have been approved for the full construction of this portion of Hanz Drive, which will connect the existing segment to River Terrace. The developer has finalized a development agreement with the City for construction of the roadway in accordance with the platting ordinance.

**Hike and Bike Trail Plan**

This plat is in compliance with the City's Hike and Bike Trails Plan and no right-of-way dedication or hike and bike trail construction is required as there are no proposed trails within or adjacent to this subdivision on the City's Hike and Bike Trails Plan.

**Sidewalks**

Four-foot wide sidewalks will be installed on the south side of Hanz Drive with construction of the roadway to provide access to the subject property. Four-foot wide sidewalks will be constructed on both sides of all internal streets at the time of development by the developer/homebuilder to create a continuous and connected pedestrian system.

**Roadway Impact Fees:**

The subdivision is subject to Roadway Impact Fees and is hereby assessed the fees for Service Area 2 with the approval of this final plat. The Impact Fees will be collected at 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 2006 Parkland Dedication and Development Ordinance. The zoning is R-2 (Single-Family and Two-Family Residential District) which allows for single-family or duplex

development. At 63 lots, the maximum buildout for duplexes would be 126 dwelling units. The development is required to pay parkland dedication and development fees for the anticipated buildout prior to plat recordation (see plat note #5).

**Notification:**

Public hearing notices were sent to 47 owners of property within 200 feet of the request. The City has received one response (#4) in favor of the request.

**Staff Recommendation:**

To meet the requirements of the City's 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 the title to indicate this subdivision will be developed in one phase (*The Casinas at Gruene* is recommended) including the owner's signature block. NBCO 118-21(c)
2. Remove sidewalk note #3 beginning with "Each individual". NBCO Sec. 118-49
3. Correct the details within the remaining sidewalk note as follows: NBCO Sec. 118-49
  - a. Remove the second occurrence of "s" from *Casinas Cir.*
  - b. Add Ashlin Run
  - c. Add Lot 902, Block 1 along Tuscan Vw.
4. Correct the numbering of the general notes. NBCO Sec 118-21(c)
5. Adjacent ROW details - centerlines with dimensions of Hanz Drive must be shown on the plat. NBCO Sec. 118-29(b)(2)
6. Include the "clear vision" areas identified in note #8 on the plat. NBCO Sec. 118-29(b)(3)
7. Add a "purpose for replat" statement. NBCO Sec. 118-35(i)
8. Revise the subdivision title as follows: NBCO Sec. 118-35(g)
  - a. Final plat of *The Casinas at Gruene*, being a replat of Lot 16 and Lot 17...
9. A final digital plat must be submitted when proceeding with recordation, format must be in: NBCO Sec. 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 2013 version or later.

**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(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
3. Notification Map and Response