



(FM 306) and Kowald Lane. The subdivision is adjacent to Freiheit Village, West Village at Creekside Subdivision, and the Comal Farms community.

Unit 1C consists of four lots proposed for commercial and multifamily residential use. These uses comply with the approved Solms Landing detail and master plans.

**Drainage:**

The City's Public Works Department reviewed preliminary project drainage with the Letter of Certification process as required by Section 118-51.e of the Subdivision Platting Ordinance and in accordance with Chapter 143 Municipal Drainage Utility Systems, and the Drainage and Erosion Control and Design Manual. Project drainage for new construction will be reviewed with the building permits. 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 and construction plans have been approved. Utility easements are indicated on the plat as required by NBU.

**Transportation:**

**Regional Transportation Plan:**

This plat is in compliance with the City's Regional Transportation Plan. Sophie Lane meets the requirements for the proposed 60-foot wide Minor Collector between Kowald Lane and Creekside Crossing. No street construction is proposed within this plat.

**Access:**

The final plat for Solms Landing Collector Phase 1 (Sophie Lane) must be recorded, and the street constructed and accepted to provide access prior to recording Unit 1C. Construction plans for the collector street were recently approved and work is beginning.

**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 development.

**Sidewalks:**

A 9.5-foot wide hike and bike trail is being constructed by the developer along the north side of Sophie Lane adjacent to Unit 1C with the street construction.

**Roadway Impact Fees:**

The subdivision is hereby assessed fees for Service Area 3 with the approval of this plat. Impact Fees will be collected at the time of building permit as indicated in the then current fee schedule.

**Parkland Dedication and Development:**

This subdivision is subject to the City's 2006 Parkland Dedication and Development Ordinance. The developer intends to provide parkland, trails and amenities throughout the subdivision. One such park area is to be located within proposed Lot 1 of Unit 1C, as indicated on the detail and master plans. Unit 1C is proposing 120 dwelling units and park fees of \$600 per unit (\$72,000) are payable prior to recording the final plat. If necessary, fees for additional units will be collected with the building permit. Eligibility for reimbursement of fees will be determined when amenities are complete.

**Staff Recommendation:**

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

1. Revised copies of the Solms Landing Master Plan and Detail Plan addressing all conditions of approval must be provided prior to recording the final plat for Unit 1C. (NBCO 118-24)
2. Revise final plat to delineate the park area within Lot 1 in compliance with the approved detail and master plans. Park Note shall indicate: Any commercial uses within the park area shall be incidental to and provide an activity node within the park. Off-street parking for such use must be provided outside the park area on Lot 1. (NBCO 118-45)
3. Correct the boundary of Unit 1C in the Location Map. (NBCO 118-24)
4. Provide a block number. (NBCO 118-24)
5. Add a plat note indicating a 9.5-foot wide sidewalk will be constructed along Sophie Lane, and stating when, where and by whom the sidewalk will be constructed. (NBCO 118-49)
6. Add a plat note describing the purpose and maintenance responsibility for the landscape and pedestrian easement. (NBCO 118-24)
7. Add a plat note stating finished floors must be a minimum of ten (10) inches above final adjacent grade and the lot must be graded in accordance with the approved grading plan. (NBCO 118-51 and DECDM Sec. 2.5)
8. Add a plat note stating developments adjacent to stormwater conveyance structures must be elevated twelve (12) inches above the 100-year water surface elevation in the conveyance structure. (NBCO 118-51 and DECDM Sec. 2.5)
9. Remove "Plat Pending Not Yet Recorded" from all easements that are being established with this plat. (NBCO 118-29)
10. Adjacent easements must be recorded, and document numbers added to the plat. (NBCO 118-29)
11. Remove proposed easements that are not within, intersecting with, or contiguous to the plat boundary. (NBCO 118-29)
12. Solms Landing Collector Phase 1 (Sophie Lane) must be recorded, constructed and accepted prior to recording Unit 1C. Once the collector is recorded, remove all "proposed" and "plat pending - not yet recorded" references from the right-of-way. (NBCO 118-24)
13. Remove Original Property Line from the final plat. (NBCO 118-21)
14. Correct the spelling of "separate" in the plat title on Page 2. (NBCO 118-24)
15. Move Utility Service Providers under Plat Notes. (NBCO 118-24)
16. Remove Plat Note #11 as it repeats #3. (NBCO 118-45)
17. Revise Plat Note 5 to remove the period "." after the word streets. (NBCO 118-24)
18. Revise Plat Note 6 to correct the spelling of "placed" in two instances. Remove "and the County" for property within the city limits. (NBCO 118-51)
19. Remove Plat Note 8 if there are no clear vision easements on the plat. (NBCO 118-24)
20. Revise Plat Note 10 to include recorded document information. (NBCO 118-24).
21. Surveyor certificate shall conform to Section 118-30. (NBCO 118-30)
22. Correct spelling of County Clerk's name to Bobbie Koepf. (NBCO 118-30)
23. Revise Note 1 to read: This subdivision is subject to the 2006 City of New Braunfels Park Land Dedication and Development Ordinance. This plat is approved for 120 dwelling units where fees are due at the time of platting. At such time that additional dwelling units are constructed, the owner of the lot shall contact the city and comply with the ordinance for each dwelling unit. (NBCO 118-60)
24. Park fees of \$600 per dwelling unit (\$72,000 for 120 units) must be paid prior to plat recordation. (NBCO 118-60)

25. A minimum 15-foot wide utility easement fronting Sophie Lane is required. (NBCO 118-18)
  - a. Only two infrastructure items may exist within a 15' wide utility easement (electric, gas, communications, sidewalks, etc.)
  - b. Trees may be planted no closer than 5' to any buried utility.
26. The outer boundary does not qualify as an accurate boundary. An accurate boundary is required for the plat. (NBCO 118-29.b & c)
27. Label the grid state plane coordinates (two decimals places) that are the farthest from each other on two corners of the outer boundary. (Ord. 118-21.c)
28. When submitting for recordation include a digital plat formatted as (NBCO 118-21):
  - 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 revised final plat and a written response that satisfies each condition of approval prior to expiration of the plat (Sec. 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