

Legislation Details (With Text)

File #: 21-623 **Name:**

Type: Plat **Status:** Consent Item Ready

File created: 6/18/2021 **In control:** Planning Commission

On agenda: 7/6/2021 **Final action:**

Title: FP21-0205 Approval of the final plat for Solms Senior Living with conditions.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial Map, 2. Final Plat

Date	Ver.	Action By	Action	Result
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PRESENTER:

Applicant: HMT Engineering & Surveying
Owner: Solms Landing Development, LLC

SUBJECT:

FP21-0205 Approval of the final plat for Solms Senior Living with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Council District 5

BACKGROUND INFORMATION:

Case #: FP21-0205

Owner: James E Mahan III
1259 Loop 337 Ste 300
New Braunfels, Texas 78130
(830) 387 4110
jmahan@southtexascapital.com

Engineer: William Ball, P.E.
HMT Engineering & Surveying
290 S. Castell Avenue
New Braunfels, TX 78130
(830) 625-8555
plats@hmtnb.com

Case Manager: Holly Mullins
(830) 221-4054

hmullins@nbtexas.org

Description: 1 multifamily lot on 7.281 acres

Solms Landing is a mixed-use planned development (“SLPD”) located between Creekside Crossing (FM 306) and Kowald Lane. The subject property is located at the proposed intersection of Sophie Lane and the High Wind Lane extension from West Village at Creekside.

ISSUE:

This plat proposes one lot, potentially for multifamily use, on 7.281 acres.

Drainage:

The Public Works Department reviewed preliminary 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 project drainage will be reviewed with the building permit.

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

Utilities:

Electric, water and wastewater services will be provided by New Braunfels Utilities (NBU). Utility easements are indicated on the plat as required.

Transportation Plan:

The plat is in compliance with the City's Regional Transportation Plan. Sophie Lane is a 60-foot wide minor collector between Kowald Lane and Creekside Crossing which is currently under construction as a separate plat. The adjacent High Wind Lane is also under construction as a separate plat. No street construction is proposed within this plat. Both street plats must be recorded prior to the Solms Senior Living Final Plat.

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 Solms Landing by the developer.

Sidewalks:

A 6-foot wide sidewalk will be constructed along Sophie Lane and High Wind Lane at the time of site construction.

Roadway Impact Fees:

The subdivision is in Roadway Impact Fee Study Area 3, and fees are hereby assessed with the approval of this plat. Impact Fees will be calculated and payable at the time of building permit based on land use at the then current rate.

Parkland Dedication and Development:

Solms Landing is subject to the City's 2006 Parkland Dedication and Development Ordinance. The developer intends to provide private parkland, trails and amenities throughout the subdivision. The development is required to pay parkland dedication and development fees for the proposed residential use prior to plat

recordation. Since private facilities are proposed, only a portion of the park development in-lieu fees may be eligible for reimbursement and will be determined when amenities are complete. The applicant indicates potentially 191 units on this lot, with park fees of \$600 per unit (\$114,600). If necessary, fees for additional units over 191 will be collected with the building permit.

FISCAL IMPACT:

N/A

RECOMMENDATION:

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

1. Payment of parkland dedication and development fees, \$114,600, for the proposed residential units prior to plat recordation. In-lieu fees must be paid and eligibility for reimbursement of park development fees will be determined when amenities are complete. (NBCO 118-60)
2. State and label the grid state plane coordinates (two decimal places) that are the farthest from each other on two corners of the outer boundary. (NBCO 118-21)
3. Note: A digital plat must be submitted when recording (NBCO 118-21), formatted as:
 - NAD 1983 State Plane Texas South Central FIPS 4204 (US Survey feet).
 - Grid scale.
 - All x-referenced files must not be in blocks.
 - Dwg format 2018 version or earlier.
4. The plats for Sophie Lane and High Wind Lane must be recorded prior to plat recordation. (NBCO 118-45)

Approval Compliance:

To obtain approval of the plat, the applicant must submit to the City a revised plat and 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 plat approved if the response adequately addresses each Condition of Approval.

Attachments:

1. Aerial Map
2. Final Plat