

## Legislation Details (With Text)

**File #:** 21-651 **Name:**  
**Type:** Plat **Status:** Consent Item Ready  
**File created:** 6/24/2021 **In control:** Planning Commission  
**On agenda:** 7/6/2021 **Final action:**  
**Title:** FP21-0201 Approval of the final plat for Spring Valley Subdivision Unit 1B with conditions  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Aerial, 2. Final Plat

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**PRESENTER:**

Applicant: INK Civil (James Ingalls, P.E.)

Owner: Rausch Coleman (Stephen Lieux)

**SUBJECT:**

FP21-0201 Approval of the final plat for Spring Valley Subdivision Unit 1B with conditions

**DEPARTMENT:** Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** Outside City Limits**BACKGROUND INFORMATION:**

Applicant: INK Civil (James Ingalls, P.E.)  
2021 SH 46W, Ste. 105  
New Braunfels, TX 78132  
(830) 358-7127 jamesingalls@ink-civil.com

Owner: San Antonio 2015 LLC - Rausch Coleman  
Stephen Lieux  
4058 North College Ave. Suite 300  
Fayetteville, AR 72703  
(479) 455-9090 LDAP@rauschcoleman.com

Staff Contact: Matthew Simmont  
(830) 221-4058 msimmont@nbtexas.org

*Description:* 11.603 acre tract to be platted establishing 71 residential lots, 4 drainage lots and a park/HOA lot.

**ISSUE:**

The subject property is located approximately 2,000 feet southeast of the intersection of Alves Lane and Fisher Way and lies outside city limits, within the ETJ.

The proposed plat will establish 71 residential lots and 5 lots for common/drainage area as the second phase of a 60-acre, 4 phase master plan.

*Drainage:*

The Public Works Department has reviewed and approved final project drainage with the construction plans 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.

No portion of this subdivision is located within the 100-year floodplain.

*Utilities:*

Electric, water and wastewater services will be provided by New Braunfels Utilities (NBU). Utility Easements have been designated on the plat as requested by the utility entities. Utilities will be extended as part of this development pursuant to the approved construction plans.

*Transportation:*

Regional Transportation Plan

This final plat is in compliance with the City's Regional Transportation Plan as there are no existing or proposed thoroughfares within or adjacent to the subject property.

Hike and Bike

This plat is in compliance with the City's Hike and Bike Trails Plan with construction of a section of trail along the southwestern side of Block 2 and a portion of Jennifer Way.

Sidewalks

Four-foot-wide sidewalks will be constructed on both sides of all internal streets at the time of development by the developer/homebuilder to extend a continuous and connected pedestrian system.

*Roadway Impact Fees:*

This final plat is located outside city limits and the Roadway Impact Fee Study Area and Roadway Impact Fees do not apply.

*Parkland Dedication and Development:*

This subdivision is subject to the City's 2006 Parkland Dedication and Development Ordinance. A private neighborhood park is proposed with this unit that will serve the Spring Valley Neighborhood. The development is required to pay parkland dedication and development fees for the proposed residential lots prior to plat recordation. Since a private park is proposed, only a portion of the park development fees may be eligible for reimbursement. Eligibility for reimbursement will be determined when amenities are complete. With the development of 71 dwellings within this subdivision, park fees in the amount of \$42,600 are required to be paid prior to plat recordation.

**FISCAL IMPACT:**

N/A

**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. Payment of parkland dedication and development fees, \$42, 600, for the proposed residential units prior to plat recordation (*NBCO 118-60(b)*).
2. Revise the title on page 1 to indicate *Final Plat Establishing...* (*NBCO 118-21(c)*).
3. Revise note #3.3 as follows: Ten (10) foot wide hike and bike trail will be constructed by the developer per city standards at the time of street construction providing a connection to Jennifer Way. The trail will be constructed along the southwestern side of Block 2, within Lots 900 & 902 (*NBCO 118-50*).
4. Remove note #21 (*NBCO 118-21(c)*).
5. Document numbers for separate easements are to be provided on the final plat (*NBCO 118-29(b)*).

*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:*

Aerial Map  
Final Plat