

Legislation Details (With Text)

File #: 21-855 **Name:**
Type: Plat **Status:** Consent Item Ready
File created: 8/23/2021 **In control:** Planning Commission
On agenda: 9/8/2021 **Final action:**
Title: FP21-0284 Approval of the final plat for Solms Landing Tract 49 with conditions.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Aerial, 2. Final Plat

Date	Ver.	Action By	Action	Result
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PRESENTER:

Applicant: KFW engineers
Owner: Solms Landing Development, LLC; Betty Timmermann

SUBJECT:

FP21-0284 Approval of the final plat for Solms Landing Tract 49 with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Council District 5

BACKGROUND INFORMATION:

Case #: FP21-0284

Owner:	James E Mahan III Solms Landing Development, LLC 1259 Loop 337 Ste 300 New Braunfels, Texas 78130 (830) 387 4110 jmahan@southtexascapital.com	Jerome Timmermann Family Trust Betty Timmermann, Trustee 516 Jo Lynn Lane New Braunfels, TX 78130
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Engineer: Eric Warford
KFW Engineers
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Case Manager: Holly Mullins
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Description: 1 multifamily lot and 1 drainage lot on 14.526 acres

Solms Landing is a mixed-use planned development (“SLPD”) located between Creekside Crossing (FM 306) and Kowald Lane. An updated master plan was approved in 2021. Unit 1A, single-family residential, is under construction. Final plats for Unit 1B, 1C, and Solms Senior Living have been approved but not recorded.

ISSUE:

The subject property is located at the intersection of Sophie Lane and the proposed Dragoon Xing. This plat proposes one lot, potentially for multifamily use, one drainage lot, and right-of-way dedication on 14.526 acres.

Drainage:

The Public Works Department reviewed preliminary drainage with the construction plans 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 will be provided by New Braunfels Utilities (NBU). Construction plans for the water and wastewater main lines have been approved and they are being installed with the construction of Sophie Lane. 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 and is currently under construction as a separate plat. The street plat for Sophie Lane must be recorded prior to recording Solms Landing Tract 49 to provide access.

A portion of the Dragoon Xing cul-de-sac is located on land included in an approved final plat for Solms Landing Unit 1C. A revised final plat for Unit 1C accommodating the cul-de-sac must be approved prior to recording Tract 49.

Hike and Bike:

Although the City's Trails Plan does not indicate any bike lanes or shared use paths on the subject property, SLPD development standards require internal trails to be provided by the developer throughout Solms Landing. This includes a 9.5-foot wide hike and bike trail along Sophie Lane adjacent to the subject property.

Sidewalks:

A 9.5-foot wide sidewalk is being constructed by the developer along Sophie Lane with street construction (see above) and a 6-foot wide sidewalk will be installed along Dragoon Xing at the time of site development.

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. As fiscal surety, the

development is required to pay parkland dedication and development fees for the proposed residential use prior to plat recordation. The applicant indicates potentially 342 units on this lot, with park fees of \$600 per unit (\$205,200). If necessary, fees for additional units over 342 will be collected with the building permit. Eligibility for reimbursement will be determined when amenities are complete.

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 noted below. Staff recommends approval of the proposed plat subject to the following Conditions of Approval:

1. Revise owner's dedication statement to match the deed (Solms Landing Development LLC). (NBCO 118-21)
2. Remove contours from final plat. (NBCO 118-24, 29)
3. Revise General Note #9 to remove "and the County" for plats within the City limits. (NBCO 118-51)
4. Revise General Note #10 to state a 9.5-foot sidewalk will be constructed by the developer at time of street construction along Sophie Ln. Clarify where, when, and by whom the Dragoon Xing sidewalk will be constructed. (NBCO 118-49)
5. Add the following plat note: This subdivision is subject to the Airport Hazard Zoning District standards and regulations of the City of New Braunfels Zoning Ordinance. It is located within the Horizontal Zone, where structures are limited to a height of 150 feet above the airport elevation, or 801 feet above mean sea level. (NBCO 144-5.20)
6. Revise Parks Note to insert: "This plat is approved for a maximum of 342 dwelling units" after the first sentence. Revise last sentence to state any "additional" residential dwelling units. (NBCO 118-60)
7. Add a note stating Lot 2 Block 1 is a non-buildable drainage lot and stating ownership/ maintenance responsibility. (NBCO 118-45)
8. State that coordinates are in Grid. (NBCO 118-21)
9. All easements being established by separate instrument must be recorded with the recorded document number referenced on the plat and a copy of the easement provided to the City prior recording the final plat. (NBCO 118-29)
10. Extend utility easement created by Hexagon 3 adjacent to Dragoon Xing across Diamond 5 easement so it reaches Lot 2 Block 1. (NBCO 118-48)
11. Payment of parkland dedication and development fees of \$205,200 for the proposed residential units prior to plat recordation. (NBCO 118-60)
12. A revision or revised final plat for Solms Landing Unit 1C must be submitted for approval prior to recording Solms Landing Tract 49. (NBCO 118-24)

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