

## Legislation Details (With Text)

**File #:** 21-838 **Name:**  
**Type:** Plat **Status:** Consent Item Ready  
**File created:** 8/18/2021 **In control:** Planning Commission  
**On agenda:** 9/8/2021 **Final action:**  
**Title:** PP21-0294 Approval of the preliminary plat for Long Creek South with conditions.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Aerial Map, 2. Preliminary Plat

Date	Ver.	Action By	Action	Result
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**PRESENTER:**

Applicant: WGI, Inc.  
Owner: Golf Associates, Ltd.

**SUBJECT:**

PP21-0294 Approval of the preliminary plat for Long Creek South with conditions.

**DEPARTMENT:** Planning and Development Services

**COUNCIL DISTRICTS IMPACTED:** Outside City Limits

**BACKGROUND INFORMATION:**

Case #: PP21-0294

Owner: Golf Associates, Ltd. (Daniel A. Pedrotti, Jr., President)  
512 E. Blanco Rd, Ste. 100  
Boerne, TX 78006  
(210) 249-7528

Applicant: WGI, Inc. (Peter Russell Yeager)  
5710 Hausman Rd., Ste. 115  
San Antonio, TX, 78249  
(210) 860-9224 amanda.saldivar@wginc.com

Case Manager: Matt Greene  
(830) 221-4053 mgreene@nbtexas.org

Description: 42 residential lots, 1 utility lot and 1 open space lot on 10.51 acres

**ISSUE:**

Long Creek South Preliminary Plat proposes 42 residential lots on 10.51 acres with public streets. The proposed preliminary plat is part of the Long Creek Subdivision and the Bandit Golf Course Master Plan approved in 1998. The master plan was approved with deviations to the minimum right-of-way width, pavement width and cul-de-sac radius requirements.

**Drainage:**

The Public Works Department reviewed preliminary drainage with the Letter of Certification process as required by Section 118-51e of the Subdivision and 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 construction plans for public improvements prior to final plat submittal.

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

**Utilities:**

Electric service will be provided by Guadalupe Valley Electric Cooperative (GVEC), water will be provided by Green Valley Special Utility District (GVSUD) and wastewater will be provided by Guadalupe-Blanco River Authority (GBRA). Utilities will be extended by the developer with this subdivision and construction plans will be reviewed prior to submission of the final plat. Utility easements are indicated on the plat as required by the utility providers.

**Transportation Plan:**

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

**Access**

The proposed public streets consist of 38-foot wide right-of-way which was approved as a deviation from standards with the master plan.

**Hike and Bike:**

The plat is in compliance with the city's Hike and Bike Trail Plan as there are no existing or proposed trails internal or adjacent to the subject property per the Hike and Bike Trails Plan.

**Sidewalks:**

The requirement for sidewalks within this subdivision was waived with approval of the master plan.

**Roadway Impact Fees:**

This subdivision is located outside city limits and the Roadway Impact Fee Study Area. Impact Fees are not applicable to this subdivision.

**Parkland Dedication and Development:**

Parkland Dedication and Development requirements do not apply to Long Creek Subdivision as it was master planned prior to adoption of the ordinance.

**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 preliminary plat subject to the following Conditions of approval:

1. Revise "Green Valley Electric Cooperative, Inc." to "Guadalupe Valley Electric Cooperative, Inc." in plat note #3. *(NBCO 118-24(15))*
2. Revise plat note #2 to indicate the plat preparation date rather than the survey preparation date. *(NBCO 118-24(9))*
3. Revise plat note #6 to state: "The master plan for this subdivision was approved prior to the adoption of the Parkland Dedication and Development Ordinance, and therefore, is exempt from ordinance requirements". *(NBCO 118-24(15))*
4. Add a plat note identifying the type of lot for Lots 901, 902, 903 and 904 and who will own them and maintain them. *(NBCO 118-24(15))*
5. Label the type of lot for Lots 901, 902, 903 and 904 on the plat (ex: drainage, utility, common space, etc.). *(NBCO 118-24(8))*
6. Revise the street name label "Pete Dye Lane" to the approved street name "Pete Dye Ln". *(NBCO 118-24(8))*
7. Revise the Vicinity Map to include the City of New Braunfels City Limits and ETJ boundaries. *(NBCO 118-24(1))*
8. Label each block with a block number. *(NBCO 118-24(8))*
9. Revise lot numbers to relate to the individual blocks and not a continuous numbering. *(NBCO 118-24(8))*
10. Label the elevation contours. *(NBCO 118-24(10))*
11. Provide monuments at each corner of the survey boundary on the plat. *(NBCO 118-54(a))*
12. Remove owner's dedication statement or revise "County of Comal" to "County of Guadalupe" above the owner's certificate and dedication block and label or watermark "draft" as this is a preliminary plat. *(NBCO 118-30(c))*
13. Remove the New Braunfels Utilities approval signature line. New Braunfels Utilities is not a utility provider for this subdivision. *(NBCO 118-24(15))*
14. Remove Planning Commission's certificate or revise by removing "State of Texas County of Comal" above the Planning Commission certificate of approval and acceptance and label or watermark "draft" as

this is a preliminary plat. *(NBCO 118-30(d))*

15. Remove the certificate of recordation or revise to conform with the Guadalupe County requirement as referenced in Section 118-30(e) and label or watermark “draft” as this is a preliminary plat. *(NBCO 118-30(e))*
16. Add the following plat note: “No structures, walls or other obstructions of any kind shall be placed within the limits of the drainage easements shown on this plat. No landscaping, fences, or other type of modifications which alter the cross sections of the drainage easements or decrease the hydraulic capacity of the easements, as approved, shall be allowed without the approval of the City Engineer. The City of New Braunfels [and the County] shall have the right of ingress and egress over grantor's adjacent property to remove any obstructions placed within the limits of said drainage easements and to make any modifications or improvements within said drainage easements”. *(NBCO 118-24(15))*
17. Label and show the dimension of the cul-de-sac radius. *(NBCO 118-24(8))*
18. Revise “living” to “residential” in plat note #7. *(NBCO 118-24(15))*
19. Add “residential” in front of “42 lots” in plat note #8. *(NBCO 118-24(15))*
20. Add a plat note stating “Four (4) foot wide public sidewalks are not required to be constructed with this subdivision per waiver approved with master plan.” *(NBCO 118-30(h))*
21. Remove “private streets” from plat note #15 as streets within this plat will be public. *(NBCO 118-24(15))*

#### **Approval Compliance:**

To obtain final approval of the preliminary 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:**

Aerial Map  
Preliminary Plat