Legislation Details (With Text)

File #:	21-1001	**Name:**	
Type:	Plat	**Status:**	Consent Item Ready
File created:	9/23/2021	**In control:**	Planning Commission
On agenda:	10/6/2021	**Final action:**	
Title:	FP21-0326 Approval of the final plat for Navarro Subdivision Unit 2C with conditions.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Aerial, 2. Final Plat		

Date	Ver.	Action By	Action	Result

PRESENTER:
Applicant: KFW Engineers & Surveying (A. Nicholas Reynolds, P.E.)
Owner: Lennar Homes of Texas Land & Construction (Richard Mott)
SUBJECT:
FP21-0326 Approval of the final plat for Navarro Subdivision Unit 2C with conditions.
DEPARTMENT: Planning and Development Services
COUNCIL DISTRICTS IMPACTED: Outside City Limits

BACKGROUND INFORMATION:
Case #: FP21-0326

Applicant: KFW Engineers & Surveying (A. Nicholas Reynolds, P.E.)
162 W. Mill St.
New Braunfels, TX 78130
(830) 220-6042 nreynolds@kfwengineers.com

Owner: Lennar Homes of Texas Land & Construction (Richard Mott)
1922 Dry Creek Way, Suite 101
San Antonio, TX 78259
(210) 403-6282 richard.mott@lennar.com

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

Description: A 13.53 acre final plat to create 71 residential and 5 common/drainage lots.

ISSUE:
The subject property is located outside the city limits on the eastern edge of the City's ETJ. The proposed final plat is the fifth unit of the Navarro Project that is located west of and abutting Navarro Unit 1B and north of Harborth Road.

The proposed plat will establish 71 residential lots and 5 lots for common/drainage area as the fifth phase of a 324-acre, 11 phase master plan (MP20-0220).

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:
Water service will be provided by Crystal Clear Special Utility District. Wastewater services will be provided by City of Seguin Utilities via the Lone Oak Farm MUD (Municipal Utility District). Electric service will be provided by Guadalupe Valley Electric Cooperative. Utility easements have been provided as requested by the utility providers. Utilities will be extended as part of this plat in accordance with the approved construction plans. The developer created the Lone Oak Farm MUD that allows for the raising of funds through the sale of bonds to pay for wastewater utility improvements for the project. The MUD can levy its own taxes and fees on the future property owners within the development as approved by a publicly elected board of directors.

Transportation:
Regional Transportation Plan
The proposed final plat is in compliance with the City's Regional Transportation Plan. All streets within the subdivision are designed as 50-foot wide Local Streets that will be dedicated and constructed with the final plat.

State Roadway Improvements
The approved Traffic Impact Analysis for the Navarro Development includes the installation of a traffic signal with the connection of Navarro Ranch to SH 123 with deceleration lanes to be constructed on SH 123 as mitigation measures.

Hike and Bike
This plat is in compliance with the City's Hike and Bike Trails Plan. There are no existing or proposed trails internal or adjacent to the subject property per the Hike and Bike Trails Plan.

Sidewalks
Four-foot wide public sidewalks will be constructed per City standards by the owner at the time of building construction along all internal streets. Sidewalks will also be installed at the time of street construction along the street frontage of all common lots and on the north side of Harborth Road.

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

Parkland Dedication and Development:
This subdivision is subject to the City's 2018 Parkland Dedication and Development Ordinance. Private neighborhood park areas are proposed with Units 6, 8 and an Amenity Phase of the Navarro project. 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 80 dwellings within this subdivision, park fees in the amount of $123,256 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, $123,256, for the proposed residential units prior to plat recordation *(NBCO 118-60(b)).*
2. Add recordation information for all adjacent and contiguous easements and subdivisions *(NBCO 118-29 (b)).*
3. Show the existing Neumann Rd. centerline to verify that proposed street intersection is tying into the centerlines of existing streets *(NBCO 118-32(k)).*
4. Revise General Note #1 to reflect the Lone Oak Farm MUD is providing wastewater service. They are contracting with the City of Seguin to provide it *(NBCO 118-51(c)).*
5. Revise the floodplain note to reflect that no portion of the property is located within any special flood hazard area (NBCO 118-30).
6. Navarro Unit 2A must be recorded prior to or concurrently with Unit 2C with recording information added to the plat *(NBCO 118-46).*
7. Provide the area/acreage for all non-rectangular lots (*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
Proposed Final Plat