

Legislation Text

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Presenter/Contact
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SUBJECT:

Discuss and consider approval of the first reading of an ordinance amending the City of New Braunfels Code of Ordinances, Chapter 118, Platting, Article III, General Platting Procedures.

BACKGROUND / RATIONALE:

This item was presented to City Council on August 14, 2017.

The amendments to Chapter 118, Article III, General Platting Procedures are proposed in order to require the following:

1. A drainage report during the master plan, planned development and preliminary plat;
2. Approved public infrastructure construction plans prior to final plat application; and
3. A statement on plat specifying finished floor elevations and lot grading.

Drainage Report and Public Infrastructure Construction Plans

To properly plan for development, minimize the time for approval and address community concerns on development impacts, staff is proposing to require a preliminary drainage report at master plan, planned development and preliminary plat, and approved public infrastructure construction plans prior to final plat application.

The City of New Braunfels Code of Ordinances currently requires a schematic layout of the entire tract including drainage if determined to be necessary by the planning director. Preliminary and final plats require a "preliminary" plan of the streets, water system, wastewater system, and drainage system with location of channels, storm sewers and detention or retention basins. The Code also specifies that construction plans and site improvement data including drainage report "may be submitted with final plat, but are not required to be submitted with the final plat." As such, the city processes very few preliminary plats; therefore, subdivision lots, right-of-way and drainage easements are being processed in final plats without review and approval of street, wastewater, water and storm drainage construction plans.

The following requirements are proposed to be added to the Platting Ordinance.

Subdivision Master Plan/Planned Development

A Master Drainage Plan Report shall be provided with a subdivision master plan/planned development. The Master Drainage Plan Report shall include the following:

1. Existing Drainage Site Plan including: development boundary; existing and proposed drainage

infrastructure, right-of-way and easements in and adjacent to the development; and floodplain and floodway boundaries. Drainage infrastructure includes channels, storm sewer, detention, retention and water quality facilities.

2. Existing Watershed Map including: development boundary; existing drainage area and all sub areas; 2-foot contours; and existing runoff flow directions.
3. Preliminary Drainage Site Plan including: development boundary; proposed drainage infrastructure, right-of-way and easements in and adjacent to the development; proposed stormwater connections and point(s) of development discharge; and proposed changes to floodplain and floodway boundaries.
4. Master Drainage Plan Summary including how drainage and water quality resulting from the proposed development will be managed and how proposed drainage infrastructure will impact adjacent property owners.

Preliminary Plat

Preliminary Drainage Report shall be provided with a preliminary plat. The Preliminary Drainage Report shall include the following:

1. Preliminary Drainage Site Plan including: plat boundary; proposed drainage infrastructure, right-of-way and easements in and adjacent to the plat; proposed stormwater connections and point(s) of development discharge; and proposed changes to floodplain and floodway boundaries. Drainage infrastructure includes channels, storm sewer, detention, retention and water quality facilities.
2. Conformance with the Master Drainage Plan Report (if applicable). The report may require updating for development plat submittals and changes in the drainage design.

If there are no improvements or changes to drainage with the preliminary plat, the property owner is required to submit a letter stating as such with the plat submittal.

Final Plat

Public infrastructure construction plans must be approved prior to the processing of a final plat. The requirements for construction plans are specified in Section 118-31 and include streets, alleys, and sidewalks; wastewater system; water system; and storm drainage.

The approval of the construction plans is necessary in order to properly identify the right-of-way, easements, water and wastewater services and any other requirements on the final plat. If there are no public improvements with the final plat, the property owner is required to submit a letter stating as such with the plat submittal.

Lot Grading

A statement shall be placed on all subdivision plats that finished floor elevations must be a minimum of ten (10) inches above final adjacent grade and the lot be graded in accordance with the approved grading plan. The statement is generally included on plats and the proposed amendment formalizes the requirement.

Presentations

Staff presented these items to area development engineers on March 23, 2017, Watershed Advisory Committee (WAC) on May 25, 2017 and Planning Commission on June 6, 2017. Key comments from the presentations include:

1. Require only conceptual information during master plan, planned development and preliminary plat.
2. Require approved constructions drawings (street, drainage and utilities) for public infrastructure prior to final plat.
3. Needed in order to address community drainage concerns.
4. Concern on available staff resources.
5. Approved drainage report at final plat will require approved street and utility plans.
6. Address commercial plat and permitting process.
7. Improvement to the development process to address citizen concerns early in the development process and in front of Planning Commission and City Council.
8. Good improvement and in-line with surrounding communities.

Staff presented the ordinance amendments to Planning Commission on July 5, 2017 for a recommendation to City Council.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

N/A

FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

Staff presented the amendments to the Watershed Advisory Committee on May 25, 2017; however, the WAC did not have a quorum and not action was taken. The Planning Commission recommended approval of the amendments to Chapter 118, Platting, Article III, General Platting Procedures on a motion that carried unanimously.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed amendments to the City of New Braunfels Code of Ordinances, Chapter 118, Platting, Article III, General Platting Procedures. Staff is recommending that the drainage and construction plan requirement amendments go into effect January 1, 2018.