

Legislation Text

File #: 19-568, **Version:** 1

Contact

*Applicant: Urban Civil; Case Manager: Holly Mullins
(830) 221-4054 - hmullins@nbtexas.org*

SUBJECT:

Discuss and consider approval of the final plat for New Braunfels Utilities Weltner Pump Station, vacating Lot 1, Block 1 Nolte Subdivision, with a waiver:

1. Street pavement width less than 24 feet.

Plat Information:

Case #: FP19-0212

Owner: New Braunfels Utilities
P.O. Box 310289
New Braunfels, TX 78131
(830) 629-8400 sschorn@nbutexas.com

Surveyor: Keith Wooley
Urban Civil
190 S. Seguin Avenue
New Braunfels, TX 78130
(830) 606-3913 kwooley@urbancivil.com

Description: 1 non-residential lot on 3.675 acres

Waiver Request: Street pavement width less than 24 feet

Background:

New Braunfels Utilities (NBU) recently purchased the subject 3.67 acres for construction of a new water pump station. The property consists of 2.67 acres that are included in the Weltner Farms Planned Development and Master Plan, and Lot 1 Block 1, Nolte Subdivision (1 acre), which is being vacated with this final plat.

The property is zoned R-1A-6.6, and Weltner Farms Planned Development District with a base zoning of R-1A-6.6. This one-lot subdivision meets the minimum dimensional standards, and pump stations that are part of a public water system are allowed by right in all zoning districts.

Drainage:

The City's Public Works Department reviewed project drainage as required by Section 118-51.e 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 drainage will be reviewed with associated building permits. No portion of the plat is located within the 1% chance annual flood zone.

Utilities:

Electric and water will be provided by New Braunfels Utilities. The subject property does not require wastewater services. This an NBU capital improvement project.

Transportation:

Regional Transportation Plan:

This plat is in compliance with the City's Regional Transportation Plan. Weltner Road is designated as a 60-foot wide Minor Collector and additional right-of-way will be dedicated with the recording of this plat.

Hike and Bike:

This plat is in compliance with the City's Hike and Bike Trails Plan. No right-of-way dedication or trail construction is required.

Sidewalks:

Six-foot wide sidewalks will be constructed per City standards along Weltner Road by the developer at the time of development.

Adequate Street Width:

The applicant has requested a waiver from the requirement that access streets have a minimum pavement width of 24 feet. Weltner Road currently has approximately 12 feet of pavement width. The applicant states the new pump station will be highly automated and will not require daily staffing. They anticipate one to two service vehicles per week.

City staff does not support this waiver request. The current pavement width does not allow for two-way traffic (Attachment 3). This plat has approximately 200 feet of Weltner Road frontage and is located within the Weltner Farms Master Plan which includes over 250 residential lots. Development standards for public improvements, such as ensuring minimum pavement width of streets fronting a proposed plat, are constructed with each plat and facilitate the continuous improvement of public facilities in a fair and equitable manner.

Commission Findings:

The Planning Commission can approve a waiver if it makes findings based upon the evidence presented to it by the applicant in each specific case that:

1. Granting the waiver will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver will not prevent the orderly subdivision of other property in the vicinity;
2. Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; or an alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein; and
3. The waiver will not in any manner vary the provisions of the Zoning Ordinance or other ordinance(s) of the City.

Roadway Impact Fees:

The property is hereby assessed Roadway Impact Fees for Service Area 6 with the approval of this plat. Fees will be collected at the time of building permit as indicated in the then current fee schedule based on proposed use.

Parkland Dedication and Development:

The subdivision is subject to the City's Parkland Dedication and Development Ordinance; however, non-residential uses are exempt from park fees.

Staff Recommendation:

The proposed final plat does not meet the standards of the Platting Ordinance without the requested waiver. Staff recommends approval of the final plat without the waiver, as it will then meet the standards of the Platting Ordinance with the following requirements prior to recordation:

1. Approval of construction plans for Weltner Road improvements to achieve a minimum pavement width of 24 feet. Improvements must be completed or bonded before the plat is recorded.
2. Correct Note 14 to state sidewalks will be constructed along Weltner Road.
3. Remove stray period (.) in Note 14.
4. Add date of latest revision to plat.
5. Remove Note 5 regarding existing improvements.
6. Remove the "Street Address: 0 Weltner Road, New Braunfels, Texas" under the location map as a street address will be assigned to the subject property once the plat is recorded.

Attachments:

1. Aerial and Regional Transportation Plan Map
2. Reduced Plat (full size plat provided in packet)
3. Photograph