

Legislation Text

File #: 19-581, **Version:** 1

Presenter/Contact

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SUBJECT:

Approval of the master plan for Voges Subdivision.

BACKGROUND / RATIONALE:**Plat information:**

Case #: MP19-0211

Owner: Jerald D. Voges
3500 FM 725
New Braunfels, TX 78130

Applicant: Richard Beach Family, LP (Richard Beach)
1286 River Road
New Braunfels, TX 78130

Engineer: Moeller & Associates (James Ingalls, P.E.)
2021 W SH 46
New Braunfels, TX 78132
(830) 358-7127

Staff Contact: Matt Greene, Planner
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Description: 353 single-family residential lots on 147.93 acres

The proposed development is located in the City's ETJ in Guadalupe County on the south side of West Zipp Road, across from The Meadows Subdivision and west of the Maldonado Subdivision.

Drainage:

The City's Engineering Division has reviewed preliminary project drainage as required by Section 118-51.e of the Platting Ordinance and in accordance with the requirements of the Platting Ordinance, Chapter 143 Municipal Drainage Utility Systems, and the Drainage and Erosion Control and Design Manual. Detailed review of project drainage will be completed with the submission and review of the construction plans prior to final plat submission.

A small portion of the subject property is located within the 1% annual chance floodplain.

Utilities:

Water will be provided by Green Valley Special Utility District, wastewater will be provided by Guadalupe-Blanco River Authority and electric services will be provided by Guadalupe Valley Electric Cooperative. Utilities will be extended with this development.

Transportation:

Regional Transportation Plan

The proposed master plan is in compliance with the City's Regional Transportation Plan. Zipp Road is designated as a 60-foot wide Collector and is currently 60 feet wide and is located adjacent to the property's northern boundary. A future Minor Collector, extending from FM 725, is provided for along the east side of the proposed project. Any required right-of-way dedication will occur with the recordation of final plats.

Hike and Bike:

The applicant is not proposing any trails, but there are no trails identified on the City's Hike and Bike Trails Plan within or adjacent to this subject site. Therefore, the proposed master plan is in compliance with the City's Hike and Bike Trails Plan.

Sidewalks:

Four-foot wide residential sidewalks will be constructed by the developer and home builders as required along internal and adjacent external streets.

Roadway Impact Fees:

The subdivision is located outside of the city limits and the Roadway Impact Fee Study Area. Therefore, Roadway Impact Fees are not applicable.

Parkland Dedication and Development:

This subdivision is subject to the 2018 Parkland Dedication and Development Ordinance. It requires new residential projects to dedicate park land (or cash in-lieu-of) and pay a park development fee per dwelling unit. According to the applicant's park letter, this subdivision is intended to have private park land as required by the 2018 ordinance. Parks and Recreation Department staff will review proposed improvements for compliance with code requirements. Any fees due will be collected prior to final plat recordation.

STAFF RECOMMENDATION:

With the incorporation of the list of requirements below, the proposed master plan will then meet all requirements of the Platting Ordinance. Therefore, staff recommends approval with the following conditions:

1. Remove note #3 from the plan.
2. Rename "Open Space Lots" to "Common Area Lots" in the legend, lot summary table, acreage summary and note #7.
3. Extend Skylark to the Collector that is parallel to the southeast boundary of the property.
4. Revise note #19 to state "Zipp Road will be widened to a minimum width of 24 feet from FM 725. The constructed limits will be within the phase being platted."
5. Revise the temporary turnaround easements to be permanent culs-de-sac.
6. The land use for the second lot in Phase 5 that encompasses the Comal Power Company Easement needs to be identified as "Open Space" on the plan, in the Lot Summary Table and in

note #20.

7. Show the adjacent Maldonado Subdivision with a distinction between the recorded units and proposed units.
8. Provide a stub-out of the 60-foot wide Collector extending from Zipp Road to the adjacent 43.35 acres located at the southeast property boundary.
9. The 60-foot wide Minor Collector along the southeast property line of the Maldonado Subdivision is not scaled correctly. Revise the master plan to represent the correct location and scale of the 60-foot Minor Collector approved within the Maldonado Subdivision and show its proper alignment and continuation within Voges Master Plan.
10. A revised master plan (digital and hard copy) addressing the Planning Commission's approval requirements must be delivered to the City prior to the submittal of the first preliminary plat.

Attachments:

- Aerial Map
- Proposed Master Plan (full size plan provided in packet)