

## Legislation Text

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**File #:** 19-556, **Version:** 1

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Presenter/Contact

*Applicant: HMT Engineering & Surveying; Case Manager: Matt Greene  
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**SUBJECT:**

Approval of the Preliminary Plat for Heatherfield Subdivision, Unit 3.

**BACKGROUND / RATIONALE:**

**Case#:** PP19-0208

**Owner:** Pulte Group (Felipe Gonzalez)  
1718 Dry Creek Way, Suite 120  
San Antonio, TX 78259  
felipe.gonzalez@pultegroup.com

**Surveyor/Engineer/**

**Applicant:** HMT Engineering & Surveying (Chris Crim, P.E.)  
290 S. Castell Ave., Suite 100  
New Braunfels, TX 78130  
plats@hmtnb.com

**Staff Contact:** Matt Greene, Planner  
(830) 221-4053; mgreene@nbtexas.org

**Description:** 21.29 acres proposed for 113 single-family residential lots and 2 drainage lots

The subject property is located in the ETJ in Comal County at the southeast corner of the intersection of FM 1101 and Kroesche Lane. The proposed subdivision consists of 21.29 acres to be subdivided into 113 single family residential lots and 2 drainage lots.

**Drainage:**

The City's Public Works Department has reviewed preliminary project drainage as required by Section 118-51.e of the Platting Ordinance and it is in accordance with the requirements of Chapter 143 Municipal Drainage Utility Systems, and the Drainage and Erosion Control and Design Manual. The applicant is proposing detention facilities to control drainage. Final drainage review will be completed with review of the construction plans prior to submittal of the final plat.

No portion of the subject property is located within the 100-year floodplain.

**Utilities:**

Water, sewer and electric services are provided by New Braunfels Utilities. Utilities will be extended

as part of this development and construction plans must be approved prior to submission of the final plat.

**Transportation:**

**Regional Transportation Plan:**

This preliminary plat is in compliance with the City's Regional Transportation Plan. There are no thoroughfares designated on the Regional Transportation Plan internal to or adjacent to the subject property.

**Hike and Bike:**

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

**Sidewalks:**

Four-foot wide public sidewalks will be constructed by the developer adjacent to the curb along non-residential lots interior to the subdivision at the time of subdivision construction. Four-foot wide public sidewalks will be constructed adjacent to the curb along residential lots at the time of building construction.

**Secondary Access:**

Unit 3 does not have a direct secondary access. Approval of Unit 3 will be contingent upon approval of Unit 5 for required secondary access.

**Traffic Calming:**

Approval of the Heatherfield Master Plan included requirements for traffic calming at certain intersections. The intersections of Sweetgrass at Hyacinth, Crested Iris at Prairie Smoke, and Crested Iris at Mountain Mint require traffic calming. The developer is proposing neckdowns at these intersections to meet the requirement. The City has reviewed and approved the applicant's proposed traffic calming design.

**Roadway Impact Fees:**

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

**Parkland Dedication and Development:**

Residential use is subject to land dedication and/or fee requirements of the Parkland Dedication and Development Ordinance. This subdivision proposes 113 new dwelling units. To comply with the ordinance, the development must pay a fee in-lieu of dedication and development of \$600 per dwelling prior to recording the final plat for each unit or comply with the Parkland Dedication and Development requirements. There is a proposed amenity center to be constructed in Unit 1, but compliance with code standards must be demonstrated. The Parks and Recreation Department will review any proposed recreational amenities at the time of final plat and will determine whether fees are eligible for reimbursement.

**STAFF RECOMMENDATION:**

The preliminary plat conforms to the applicant's approved subdivision Master Plan. Staff recommends approval with the following conditions as the applicant's proposed preliminary plat would then be in

compliance with the adopted Platting Ordinance:

1. Approval of Unit 3 is contingent upon approval of Unit 5 for required secondary access. Secondary access in compliance with the International Fire Code requirements must be included with the construction plan submittal.
2. Offsite easements must be recorded and referenced on the subdivision construction plans and final plat.
3. Label the Temporary Drainage Easement on the Index Map associated with the plat.
4. Correct note 5 to reflect the property is located within the ETJ of the City.
5. The preliminary plat included in the construction plan set shall be updated as required by the Planning Commission approval.

**Attachments:**

1. Aerial Map
2. Reduced Plat (full size plat provided in packet)