

Legislation Text

File #: 20-260, **Version:** 1

Presenter/Contact

*Applicant: Sherwood Surveying & S.U.E.; Owner: Continental Automotive Systems Inc.
(830) 228-4163 - hsteed@sherwoodsurveying.com*

SUBJECT:

FP20-0053 Approval of the final plat for Continental Nautilus.

Plat Information:

Case No.: FP20-0053

Applicant: Sherwood Surveying & S.U.E. (Heather L. Steed)
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Spring Branch, TX 78070
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Owner: Continental Automotive Systems Inc.
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Staff Contact: Matthew Simmont
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Description: 1 non-residential lot (manufacturing), on 47.497 acres.

The subject property is located approximately 1,200 feet southeast of the intersection of IH-35 and Kohlenberg Road. The proposed final plat for this vacant property will allow for the progression of development of a manufacturing facility for automotive electronics.

The proposed plat will establish a manufacturing lot as phase 1 of a 92-acre, 3 phase master plan that was approved on February 4, 2020.

Drainage:

The Public Works Department has reviewed project drainage with the commercial permit and drainage plan as required by Section 118-51.e of the Subdivision Platting Ordinance and in accordance with the requirements of Chapter 143 Municipal Drainage Utility Systems, and the Drainage and Erosion Control and Design Manual.

No portion of the property is located within the 1% chance annual flood zone.

Utilities:

Electric, water and wastewater services will be provided by New Braunfels Utilities. Appropriate utility easements are provided on the plat as required by the utility provider. Utilities will be extended as part of this plat pursuant to the infrastructure construction plans. This development is part of an economic development agreement and the utility construction plans are being prepared under NBU's supervision. Said plans must be approved prior to recordation of the plat.

Transportation:

Kohlenberg Road is a local non-residential roadway that requires a 60-foot right-of-way section. Additional right-of-way is being dedicated with this final plat in compliance with requirements.

Sidewalks:

6-foot wide sidewalks will be constructed by the owner/developer adjacent to Kohlenberg Road with site development.

Roadway Impact Fees:

The subdivision is subject to Roadway Impact Fees and is hereby assessed the fees for Service Area 3 with the approval of this final plat. The Impact Fees will be collected at time of building permit as indicated in the then current fee schedule for the intended use.

Parkland Dedication and Development:

This subdivision is subject to the Parkland Dedication and Development Ordinance, but non-residential uses are exempt from park fees. The appropriate plat note is included on the plat.

Staff Recommendation:

To meet the requirements of the City's 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. The construction plans for water and wastewater utility extension must be approved prior to recordation of the final plat. NBCO Sec. 118-51(b & c)
2. If the on-site idle gas pipeline has not been abandoned and removed prior to plat recordation, it must be located and protected by an easement to be delineated on the plat. NBCO Sec. 118-48(a & b)
3. A final digital plat must be submitted when proceeding with recordation, format must be in: NBCO Sec. 118-21(c)
 - a. NAD 1983 State Plane Texas South Central FIPS 4204 (US Survey feet).
 - b. Grid scale.
 - c. All x-referenced files must not be in blocks.
 - d. Dwg format 2013 version or later.

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:

1. Aerial Map
2. Final Plat