

Legislation Text

File #: 20-691, **Version:** 1

Contact

*Applicant: HMT Engineering & Surveying; Owner: Century Land Holdings II
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SUBJECT:

FP20-0181 Approval of the final plat for Hidden Springs Subdivision, Unit 1.

Plat Information:

Case #: FP20-0181

Owner: Century Land Holdings II, LLC
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Description: 110 residential lots on 21.36 acres

Background:

Hidden Springs Subdivision is located at the intersection of Highway 46 South and Saengerhalle Road. A master plan for the subdivision and preliminary plat for Unit 1 were approved in 2019.

Unit 1 proposes 110 standard residential lots meeting the dimensional requirements for "ZH-A" Zero Lot Line Home District, not a "zero lot line" product. Two points of access are being platted from Saengerhalle Road, and a street projection to adjacent unplatted property (Tamar Way) is provided to meet the connectivity and block length requirements.

Drainage:

The City's Public Works Department reviewed project drainage with the public infrastructure construction plans as required by Section 118-51.e of the Subdivision Platting Ordinance and in accordance with Chapter 143 Municipal Drainage Utility Systems, and the Drainage and Erosion Control and Design Manual.

No portion of the property is located within the 100-year floodplain. However, per Sec. 118-51(f)(3), if a proposed subdivision is within an area where flooding may occur, where there is no floodplain shown on a city-approved floodplain map the subdivider shall conduct a study to determine where the base flood elevation would be, assuming a fully developed watershed; show a drainage easement on the plat; and show the elevation of the flood plain at intervals of every 500 linear feet.

Utilities:

Electric, water and wastewater services are being provided by New Braunfels Utilities. Construction plans for utility extension have been approved.

Transportation:

Regional Transportation Plan:

Saengerhalle Road is identified as a 120-foot wide Minor Arterial and the current right-of-way width is approximately 70 feet. Variable width right-of-way (approximately 23 feet to 28 feet) is being dedicated with this final plat.

Hike and Bike:

The City's Hike and Bike Trails Plan indicates a trail along Three Mile Creek, crossing the subject property and following Saengerhalle Road to Highway 46. The portion of the trail along Saengerhalle Road is within Unit 1 and will be constructed by the developer as a 10-foot wide shared use path at the time of subdivision construction. The remainder of the trail is located in Unit 3.

Sidewalks:

Four-foot wide residential sidewalks will be constructed along all internal streets, by the homebuilder on residential lots and by the developer at the time of subdivision construction on non-buildable lots. The shared use path will serve as the required sidewalk along Saengerhalle Road.

Roadway Impact Fees:

Roadway impact fees for Service Area 6 are hereby assessed with approval of the final plat. Impact fees are collected at time of building permit as indicated in the then current fee schedule.

Parkland Dedication and Development:

This subdivision is subject to the 2006 Parkland Dedication and Development Ordinance. Fees in lieu of dedication and development will be paid prior to recording the final plat. Any recreational amenities that are constructed will be reviewed to determine whether a portion of the development fee is eligible for reimbursement.

Staff Recommendation:

To meet the requirements of the City's Subdivision Platting Ordinance and other adopted codes, the applicant's final plat must comply with the conditions noted below. Staff recommends approval of the proposed final plat with the following Conditions of Approval:

1. Remove GVEC typical easement exhibit. (NBCO 118-24)
2. Revise Canopy Oak Ln to Canopy Oak Rd as approved. (NBCO 118-29)
3. Correct the spelling of "Saengerhalle" in Plat Note 10. (NBCO 118-24)
4. Record off-site variable width drainage easement, provide a copy to the City, and reference recorded document number on the plat.(NBCO 118-48)
5. Revise Plat Note 18 to state ownership and maintenance responsibility as the property owner, "its successors and/or assigns" as in Note 20, or assign to a homeowners association. (NBCO 118-45)
6. Revise Note 15 by adding: "...according to the Zoning Ordinance and shall be developed as standard single family lots, NOT "zero lot line."

Approval Compliance:

To obtain approval of the final plat, the applicant must submit to the City a revised final plat and a written response that satisfies each condition of approval prior to expiration of the plat (Sec. 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