

Legislation Text

File #: 20-679, **Version:** 1

Presenter/Contact

*Applicant: HMT Engineering & Surveying; Owner: Pulte Group
(830) 625-8555 - plats@hmtnb.com*

SUBJECT:

FP20-0175 Approval of the final plat for Heatherfield, Unit 3.

Plat Information:

Case No.: FP20-0175

Owner: Pulte Group
Felipe Gonzalez
1718 Dry Creek Way, Suite 120
San Antonio, TX 78259
(210) 496-2066 felipe.gonzalez@pultegroup.com

Applicant: HMT Engineering & Surveying
Tim Gorena, P.E.
290 S. Castell Ave.
New Braunfels, TX 78130
(830) 625-8555 plats@hmtnb.com

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

Description: 108 single-family residential lots and 2 drainage lots on 21.29 acres

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 108 single-family residential lots and 2 drainage lots.

Drainage:

The Public Works Department reviewed the final project drainage with the approved construction plans 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 subject property is located within the 1% annual chance floodplain.

Utilities:

Water, sewer and electric services will be provided by New Braunfels Utilities (NBU). Utilities will be extended as part of this plat pursuant to the approved construction plans. Utility easements are provided as required by NBU.

Transportation:

Regional Transportation Plan:

The 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 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 direct secondary access. Approval of Unit 3 is contingent upon approval of Unit 4, which is also an item included on this Planning Commission meeting agenda and will provide the required secondary access to Unit 3.

Traffic Calming:

Approval of the Heatherfield Master Plan included requirements for traffic calming at certain street intersections. In Unit 3 of the subdivision, the intersections of Sweetgrass at Hyacinth, Crested Iris at Prairie Smoke, and Crested Iris at Mountain Mint require traffic calming. The developer is providing "neckdowns" at these intersections to meet the requirement. The City has reviewed and approved the applicant's traffic calming design with the construction plans.

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 includes 108 new dwelling units. The developer has platted a 0.954-acre lot in Unit 1 for construction of the subdivision amenity center and a 5-acre park will be platted and dedicated to the HOA in Unit 6. If the parks and amenities are not in place and accepted prior to recording the plat, in lieu fees must be paid and eligibility for reimbursement will be determined when amenities are complete. Park fees in the amount of \$64,800 (\$600 per dwelling) are payable to the City prior to recording the final plat.

Staff Recommendation:

To meet the requirements of the 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. Provide the document number on the plat for Temporary Turnaround and Utility Easement and a copy of the recorded document, or, record Unit 5 simultaneously with Unit 3. *(NBCO 118-46(j))*
2. Unit 4 must be recorded prior to or simultaneously with Unit 3 to provide required secondary access to Unit 3. *(NBCO 118-46(j))*
3. Show adjacent Unit 1 lots and right-of-way and label subdivision name and unit number with recorded plat document information. *(NBCO 118-24(4) & (5))*
4. Provide a temporary turnaround easement at the terminus of Prairie Smoke adjacent to Lots 907 Block 16 and Lot 906, Block 15. *(NBCO 118-46(j))*
5. Show adjacent Unit 5 lots and right-of-way and label subdivision name and unit number and add a label and underline to fill in the recorded plat document information, as the Unit 3 plat will be recorded simultaneously with Unit 5 and the document number will need to be hand written on the plat at the time of recordation. *(NBCO 118-24(4) & (5))*
6. The developer must complete the proposed parkland dedication and improvements in compliance with the Parkland Dedication and Development Ordinance or pay a fee in-lieu of dedication and development of \$600 per dwelling prior to recording the final. *(NBCO 118-Article V)*

Approval Compliance:

Pursuant to state law, if the Planning Commission approves with conditions, 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