

Legislation Text

File #: 20-682, **Version:** 1

Presenter/Contact

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

SUBJECT:

FP20-0177 Approval of the final plat for Heatherfield, Unit 5.

Plat Information:

Case No.: FP20-0177

Owner: Pulte Group
Felipe Gonzalez
1718 Dry Creek Way, Suite 210
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: 91 single-family residential lots, 1 drainage lot and 1 open space lot on 19.17 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 19.17 acres to be subdivided into 91 single-family residential lots, 1 drainage lot and 1 open space lot.

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.

Access:

Unit 3, which is also an item on this Planning Commission meeting agenda, must be recorded prior to or simultaneously with Unit 5 to provide Lot 580, Block 20 access to a public street.

Secondary Access:

Unit 5 does not have direct secondary access. Approval of Unit 5 will be contingent upon approval of Unit 4, which is also an item on this Planning Commission meeting agenda and will provide the required secondary access to Unit 5.

Traffic Calming:

Approval of the Heatherfield Master Plan included requirements for traffic calming at certain intersections. The intersection of Steeplebush at Mountain Mint is one of the intersections requiring traffic calming. The developer will be constructing a "neckdown" at this intersection to meet the requirement. The City has reviewed and approved the applicant's construction plans which include the traffic calming design.

Airport Hazard Zoning:

This plat lies partially within the Approach 2 and Approach 3 Zones of the Airport Hazard Overlay Zone. Residential density in Approach 2 Zone is limited to a maximum of 3 dwelling units per acre; residential density in Approach 3 Zone is limited to a maximum of 6 dwelling units per acre. Overall density calculations for the proposed Heatherfield Subdivision are 3 units per acre within Approach Zone 2 and 4.12 units per acre within Zone 3. The residences located within these zones must also comply with the construction standards identified in Section 5.20-9 "Construction Methods and Materials", which is verified with the submittal and approval of Airport Hazard Zoning District Development Permits per Section 5.20-10 "Permits and Variances", for the construction of each home. Compliance with AHZD standards is included as a plat note on the final plat.

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 91 new dwelling units. To comply with the ordinance, the developer must pay a fee in-lieu of dedication and development of \$600 per dwelling prior to recording the final plat or comply with the Parkland Dedication and Development requirements. 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.

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 the following Conditions of Approval:

1. Approval of Unit 5 is contingent upon approval of Unit 4 for required secondary access. Unit 4 must be recorded prior to or simultaneously with the recordation of Unit 5. *(NBCO 118-54-86)*
2. Add missing Lot number 461 to Block 5. *(NBCO 118-29(b)(6))*
3. Show lots and right-of-way and label subdivision name, unit number and recorded plat document information for adjacent recorded plats. *(NBCO 118-24(4) & (5))*
4. Add additional 20-foot wide Utility Easement across Lot 906, Block 15 from Merrybells/C14 to rear property line in following with NBU WO#168741. *(NBCO 118-24(5))*
5. Label the street name "Crested Iris". *(NBCO 118-29(b)(3))*
6. Add "Crested Iris" to plat note number 11. *(NBCO 118-30(h))*
7. Label the recorded document number for the Temporary Turnaround Easement at the terminus of Steeplebush. *(NBCO 118-24(5))*
8. Include the following statement at the end of Plat Note number 17: "AHZD Permits are required to be obtained for all occupied structures located within Approach 2 Zone from the City of New Braunfels." *(NBCO 144-5.20-10)*
9. Amend Plat Notes numbers 13 and 14 to reflect 91 single family lots. *(NBCO 118-24(15))*

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:

Aerial Map
Reduced Plat (full size Plat provided in packet)