

Legislation Text

File #: 20-692, **Version:** 1

Presenter/Contact

*Applicant/Owner: Lee Baker III; Engineer: Moeller & Associates (James Ingalls, P.E.)
(830) 358-7127 - jamesingalls@ma-tx.com*

SUBJECT:

FP20-0182 Approval of the final plat for Dauer Ranch Estates Unit 1

Plat Information:

Case #: FP20-0182

Owner/Applicant: Lee Baker III
301 Main Plaza #385
New Braunfels, TX 78130
leebaker3@gmail.com

Engineer: James Ingalls, P.E.
Moeller & Associates
2021 SH 46W, Ste. 05
New Braunfels, TX 78132
(830) 358-7127
jamesingalls@ma-tx.com

Case Manager: Matthew Simmont
(830) 221-4058
msimmont@nbtexas.org

Description: 31.766 acres tract of residential development with private common space and detention and drainage lots

Background:

The subject tract consists of unplatted property located within the ETJ of New Braunfels and in Guadalupe County, south of the intersection of Dauer Ranch Road and Weltner Road. Dauer Ranch Subdivision is a 3 phase master plan with 365 proposed residential lots. Dauer Ranch Estates Unit 1 consists of 128 residential lots and 2 common area lots.

Drainage:

The City's Public Works Department reviewed project drainage with the approved 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 (DECDM). On-site detention and water quality is proposed for this development. The same general drainage patterns will be provided for the developed condition.

No portion of this unit is located within the 1% annual chance floodplain.

Utilities:

Water, sewer and electric service will be provided by New Braunfels Utilities. Utility easements are indicated on the plat as required by the utility provider. Utilities will be extended as part of this development in accordance with the approved construction plans.

Transportation:

Regional Transportation Plan:

The property has frontage along Weltner Road which is designated as a Minor Collector that requires a minimum right-of-way width of 60 feet. An additional 20 feet of right-of-way will be dedicated with the plat. Required roadway improvements were approved with the construction plans.

The property has frontage along Dauer Ranch Road which is designated as a Principal Arterial that requires a minimum right-of-way width of 150 feet. An additional 50 feet of right-of-way will be dedicated with the plat. Required roadway improvements were approved with the construction plans.

Hike and Bike Trail Plan:

This plat is in compliance with the City's Hike and Bike Trails Plan and no right-of-way dedication or hike and bike trail construction is required as there are no proposed trails within or adjacent to this subdivision.

Sidewalks:

Four-foot wide sidewalks will be constructed on both sides of all internal streets adjacent to the curb at the time of development by the developer/homebuilder. Four-foot wide sidewalks will be constructed along Weltner Road and Dauer Ranch Road at least 4 feet from the curb or edge of shoulder at the time of subdivision construction.

Roadway Impact Fees:

The subdivision is outside the city limits and the Roadway Impact Fee study area. Roadway Impact Fees are not applicable.

Parkland Dedication and Development:

This subdivision is subject to the City's 2006 Parkland Dedication and Development Ordinance. The developer intends to provide parkland and amenities with phase 2 of the subdivision that meet or exceed the City's minimum requirements. In-lieu fees must be paid and eligibility for reimbursement will be determined when amenities are complete. Park fees of \$600 per dwelling unit with an estimated number of 128 units (\$76,800) are payable prior to recording the final plat.

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. Correct the street name label "Downsbury Ln" to be consistent with the approved street name "Downsbury Rd". (NBCO 118-28)
2. Revise sidewalk notes #3 & 4 as follows (NBCO 118-49):
 - a. Four (4) foot wide sidewalks will be constructed by the developer per city standards at the time of subdivision street construction along:

- i. Dauer Estates - Lot 1, Block 1 and Lot 1, Block 2
 - ii. Gideon Ln - Lot 1, Block 1, Lots 1 & 12, Block 2, Lot 1, Block 3, Lot 1, Block 4 and Lot 28, Block 7
 - iii. Adeline Way - Lot 1, Block 4 and Lot 1, Block 5
 - iv. Bloomsbury St - Lot 1, Block 4 and Lot 1, Block 5
 - v. Greenwell Ln - Lot 28, Block 7
 - vi. Weltner Road and Dauer Ranch Road
 - b. Four (4) foot wide sidewalks will be constructed by the home builder per city standards at the time of building construction along:
 - i. Dauer Estates, Olivia Drive, Gideon Ln, Bloomsbury St, Waterloo Ter, Adeline Way, Chelsea Grove, Downsberry Rd, and Greenwell Ln
3. Revise note #12 as follows (NBCO 118-21(c)):
- a. This subdivision is subject to the 2006 City of New Braunfels Park Land Dedication and Development Ordinance. This plat is approved for one dwelling unit per buildable lot with a maximum of 128 buildable lots. At such time that additional dwelling units are constructed; the owner of the lot shall contact the city and comply with the ordinance for each dwelling unit.

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