

Legislation Text

File #: 21-113, Version: 1

Presenter/Contact

*Applicant: HMT Engineering & Surveying; Owner: MSSC Investments, LP
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SUBJECT:

FP21-0005 Approval of the final plat for Grace Meadows, Unit 1.

Plat Information:

Case No.: FP21-0005

Applicant: HMT Engineering & Surveying (Tim Gorena, P.E.)
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Description: Platting 168 single-family residential lots, 1 park lot, 3 drainage lots and 2 open space lots on 36.63 acres

The subject property is comprised of 36.63 acres located on the north side of Barbarosa Road between the intersections of Alves Lane and Stone Gate Drive (formerly Three Mile Creek private road) on the south side of Runway 13 of the New Braunfels Regional Airport. The first 450 feet of depth of the property adjacent to Barbarosa Road is zoned "R-2" Single and Two-Family District, with the remainder of the subdivision being located outside the City Limits of New Braunfels in the ETJ in Comal County. This subdivision will consist of 168 single-family residential lots, 1 park lot, 3 drainage lots and 2 open space lots.

Drainage:

The Public Works Department reviewed preliminary drainage with the Letter of Certification process 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:

All lots in this subdivision will be provided water, sewer, and electric service by New Braunfels Utilities. Utility easements have been designated on the plat as requested.

Transportation:

Regional Transportation Plan

This plat is in compliance with the Regional Transportation Plan. Barbarosa Road is designated as a 150-foot Principal Arterial and approximately 55 feet of right-of-way will be dedicated with this plat. The subdivision also includes a portion of the proposed extension of Alves Lane, which is designated as a 90-foot Major Collector on the City's Regional Transportation Plan. Approximately 45 feet of right-of-way will be dedicated with this plat.

Traffic Improvements:

The 2019 City Bond Program includes the improvement of Barbarosa Road to become a four-lane roadway with a raised median and curbs, gutters and sidewalks, from FM 1101 to just south of Alves Lane. Final design and construction of the roadway is dependent on overall bond funding. Final determination to fund the project is scheduled for Fiscal Year 2023; however, funding projections indicate that there are insufficient funds for the improvements. Furthermore, the improvements identified in the bond do not extend to the subject property.

The subdivision TIA report indicates the current road conditions will require construction of a left turn deceleration lane for the ultimate buildout of the subdivision. The developer is responsible for the installation of the left turn deceleration lane once the warrants of the TIA are met. The timing of the left turn deceleration improvement shall be coordinated with the potential City capital improvements for Barbarosa Road at the time of final plat and mitigated in accordance with Section 118-46(y) of the Subdivision Platting Ordinance.

The TIA report indicates the current road conditions will require construction of a traffic signal at the intersection of Barbarosa Lane and Alves Lane for the ultimate buildout of the Grace Meadows Subdivision. It will be the responsibility of the developer to install and activate the traffic signal once the warrants for the TIA are met. The timing of the improvements shall be coordinated with the potential City capital improvements at the time of final plat and mitigated in accordance with Section 118-46(y) of the Subdivision Platting ordinance.

Access:

Secondary access will be provided with an offsite 50-foot wide temporary access easement that will eventually be platted and improved as a public street within Unit 2 and Unit 4, connecting the subdivision to Westmeyer Road.

Hike and Bike Trail Plan

This plat is in compliance with the City's Hike and Bike Trails Plan as there are no trails identified on the plan for this subject property. There are no existing, and the applicant is not proposing, trails internal to or adjacent to the subject property.

Sidewalks

Four-foot wide sidewalks will be constructed per City standards by the developer and home builder adjacent to the internal streets.

City Council approved a waiver to allow payment of escrow in lieu of construction of a 6-foot wide public sidewalk adjacent to the future extension of Alves Lane. The escrow amount must be approved by the City Engineer for the portion of the sidewalk adjacent to this final plat and paid to the City of New Braunfels prior to recordation of this plat.

Roadway Impact Fees:

Roadway Impact Fees for Service Area 6 are hereby assessed for the portion of the subdivision that is within the city limits with the approval of the final plat. Roadway Impact Fees will be collected at the time of time of building permit as indicated in the then current fee schedule.

Parkland Dedication and Development:

This subdivision is subject to the 2018 Parkland Dedication and Development Ordinance. It requires new residential projects to dedicate park land (or cash in-lieu-of) and pay a park development fee per dwelling unit. This development will set aside 2.06 acres of land in Unit 1 for a private park to be used as credit towards the park land ordinance requirements for the subdivision.

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. Revise Plat Note #5 to indicate the subdivision is located within the City Limits of New Braunfels and within the extraterritorial jurisdiction of the City of New Braunfels. *(NBCO 118-24(15))*
2. Add "according to the adopted flood maps of the City of New Braunfels" in Plat Note #7. *(NBCO 118-30)*
3. Add a note to the plat stating "This subdivision is subject to Airport Hazard Zoning District standards and regulations of the City of New Braunfels Zoning Ordinance". *(NBCO 118-30)*
4. Revise street name "Grace Park Rd" to "Grace Park". *(NBCO 118-29(b)(3))*
5. Revise street name "Genade Trl" to "Genada Trl". *(NBCO 118-29(b)(3))*
6. Add an additional Plat Note stating "Six (6) foot wide sidewalks for the future extension of Alves Lane will be escrowed in lieu of construction as approved by the City Council of the City of New Braunfels on August 24, 2020 and will be paid to the City of New Braunfels prior to plat recordation". *(NBCO 118-49(d))*
7. Add "Lot 903, Block 9" to Plat Note #10D and revise "Grace Park Rd" to "Grace Park". *(NBCO 118-49(d))*
8. Revise Plat Note #10E by changing "Genade Trl" to "Genada Trl". *(NBCO 118-49(d))*
9. Revise "Grace Park Rd" to "Grace Park" and "Genade Trl" to "Genada Trl" in Plat Note #11. *(NBCO 118-49(d))*
10. Revise the "Block 8" label to read "Block 9" in Plat Note #16. *(NBCO 118-29(b)(3))*
11. It will be the responsibility of the developer to construct a left turn deceleration lane once the warrants for the TIA are met. The timing of the improvements shall be coordinated with the potential City capital improvements at the time of final plat and mitigated in accordance with Section 118-46(y) of the Subdivision Platting ordinance. *(NBCO 118-46(y))*
12. It will be the responsibility of the developer to install and activate the traffic signal at the intersection of Bargarosa Lane and Alves Lane once the warrants for the TIA are met. The timing of the improvements shall be coordinated with the potential City capital improvements at the time of final plat and mitigated in accordance with Section 118-46(y) of the Subdivision Platting ordinance. *(NBCO 118-46(y))*
13. All separate instrument easements referenced on the plat must be recorded prior to plat recordation and document numbers must be labeled with the easements on the plat. Copies of all recorded easement documents must be submitted prior to plat recordation. *(NBCO 118-48)*
14. The outer boundary of the subdivision does not qualify as an accurate boundary. An accurate boundary is required for the plat. *(NBCO 118-21.c))*

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(b)). 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
Final Plat