

Legislation Text

File #: 21-117, **Version:** 1

Presenter/Contact

*Applicant: HMT Engineering & Surveying; Owner: Gary Krieg; ULF, LLC
(830) 625-8555 - plats@hmtnb.com*

SUBJECT:

FP21-0015 Approval of the final plat for Vangaurd Farms.

Plat Information:

Case No.: FP21-0015

Applicant: HMT Engineering & Surveying (Chris Van Herde, P.E.)
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Staff Contact: Matt Greene
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Description: Platting multifamily residential lots on 16.9 acres

The subject property is comprised of 16.9 acres located between Post Road and the Union Pacific Rail Road tracks, southwest of FM 306, is zoned "Post Road Development" Planned Development District (PRDPD) and is currently undeveloped agricultural land. Per the PRDPD, the property is designated for multifamily use. This subdivision will consist of 2 multifamily residential lots and the extension of Nissan Way. A Detail Plan must be submitted for approval by the Planning Commission prior to a building permit being issued for development of either lot.

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, however, NBU has noted additional easements for electric extension may be needed within the interior, containing any and all electric primary and the utility easement between line segments L1, L2, L3, L19, L20, L21, L22 and L23 needs to be increased from 10 feet wide to 20 feet wide.

Transportation:

Regional Transportation Plan

This plat is in compliance with the Regional Transportation Plan. A portion of a proposed 60-foot wide Minor Collector (Nissan Way) is shown on the Regional Transportation Plan connecting IH 35 to FM 306 within the boundaries of the subject property which will be dedicated and constructed by the developer.

Hike and Bike Trail Plan

This plat is in compliance with the City's Hike and Bike Trails Plan as there are no existing or proposed trails internal to or adjacent to the subject property per the Hike and Bike Trails Plan.

Sidewalks

The owner/developer will construct 6-foot wide sidewalks adjacent to Nissan Way and Summer Sweet Rd. at the time of development of each lot.

Roadway Impact Fees:

Roadway Impact Fees for Service Area 3 are hereby assessed with the approval of the final plat. Roadway Impact Fees will be collected at the time of building permit as indicated in the then current fee schedule.

Parkland Dedication and Development:

The subject property is part of the Post Road Development Master Plan and this subdivision is subject to the 2006 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. Parkland dedication and development requirements for this plat have been met with the parkland dedicated and improved in Phase 1 of the Heather Glen Subdivision (also part of the Post Road Development Master Plan).

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. Add "according to the adopted flood maps of the City of New Braunfels" in Plat Note #7. *(NBCO 118-30)*
2. 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)*
3. The utility easement between line segments L1, L2, L3, L19, L20, L21, L22 and L23 needs to be increased from 10 feet wide to 20 feet wide. *(NBCO 118-48(a))*
4. The outer boundary of the subdivision does not qualify as an accurate boundary. An accurate boundary is required for the plat *(NBCO 118-29b1 & c)*
5. Provide dimensions for the variable width temporary turnaround easement in Detail "A". *(NBCO 118-48(a))*

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