

Legislation Text

File #: 21-210, **Version:** 1

Presenter/Contact

Applicant: Moeller & Associates (James Ingalls, P.E.); Owner: JFHS Holdings, LLC (Jack Scanio)

SUBJECT:

PP21-0063 Approval of the preliminary plat of Sunset Ridge Subdivision

Plat Information:

Case #: PP21-0063

Owners: JFHS Holdings LLC
Jack Scanio
18618 Tuscany Stone #210
San Antonio, TX 78258

Applicant: James Ingalls, P.E.
Moeller & Associates
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Case Manager: Matthew Simmont
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Description: 52 residential lots with drainage area on 12.12 acres

Background:

The subject property consists of approximately 12 acres of property in between the Vista Hills and Fields of Morningside Neighborhoods. The preliminary plat proposes 52 residential lots and 1 drainage lot that will allow for single-family development of the property.

Drainage:

The City's Public Works Department reviewed project drainage with the approved letter of certification 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).

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

Utilities:

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

Transportation:

Regional Transportation Plan:

The proposed plat complies with the Regional Transportation Plan. Vista Parkway is to be continued through the subdivision as a 60-ft wide Residential Collector and sufficient right-of-way is proposed with the plat. The remaining streets within the subdivision are proposed to be built to local street standards with a 50-foot wide right of way.

Hike and Bike Trail Plan:

There are no trails identified on the City's Hike and Bike Trails Plan within or adjacent to the subject site. Therefore, the proposed replat is in compliance with the plan.

Sidewalks:

Four-foot wide public sidewalks will be constructed on both sides of all internal streets at the time of development by the developer/homebuilder per the current subdivision platting ordinance.

Roadway Impact Fees:

This subdivision is subject to Roadway Impact Fees and is hereby assessed the fees for Service Area 5 with the approval of this plat. The Impact Fees will be collected at the time of building permit as indicated in the then current fee schedule for the intended use.

Parkland Dedication and Development:

This subdivision is subject to the City's 2018 Parkland Dedication and Development Ordinance. This development will pay a fee in-lieu of park dedication and development to support parks in the community.

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 replat with the waiver and the following Conditions of Approval:

1. A temporary turnaround is required at the northern terminus of proposed Street C (NBCO Sec. 118-46(j)).
2. Add topographic contours to the plat (NBCO Sec. 118-24(10)).
3. Add a sidewalk note to the plat (NBCO Sec. 118-49(d)).
4. Update the street name labels with approved street names NBCO Sec. 118-46(d)).
5. Correct the indicated school district to Comal ISD in plat note #1 (NBCO Sec. 118-21(c)).
6. Remove plat note #11 (NBCO Sec. 118-21(c)).
7. Correct the spelling of "Responsibility" in plat note #5 (NBCO Sec. 118-21(c)).
8. Correct the block number in plat note #5 (NBCO Sec. 118-21(c)).
9. Update the subdivision name in the owner's signature block and plat note #6 (NBCO Sec. 118-21(c)).
10. Add the standard drainage easement notes (NBCO Sec. 118-30).
11. State and Label the grid state plane coordinates (two decimals places) that are the farthest from each other on two corners of the outer boundary (Ord. 118-21(c)).

Approval Compliance:

To obtain approval of the preliminary plat, the applicant must submit to the City a revised preliminary plat and a written response that satisfies each condition of approval prior to expiration of the plat (Sec. 118-21(d)). In accordance with Chapter 212, Texas Local Government Code, the City will determine the preliminary plat approved if the response adequately addresses each Condition of Approval.

Attachments:

1. Aerial Map
2. Preliminary Plat