

Legislation Text

File #: 21-447, **Version:** 1

PRESENTER:

Applicant/Owner: Pape-Dawson Engineers (Todd Blackmon, P.E.)

SUBJECT:

FP21-0138 Approval of the final plat for Mission Hill Park.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Council District 3

BACKGROUND INFORMATION:

Applicant: Pape-Dawson Engineers (Todd Blackmon, P.E.)
1872 Independence Dr., Suite 102
New Braunfels, TX 78132
(830) 632-5633 billb@hmtnb.com

Owner: New Braunfels Parks Foundation (Joyce Compton, Chairman)
110 Golf Course Road
New Braunfels, TX 78130
(830) 221-4035

Staff Contact: Matt Greene
(830) 221-4053 mgreene@nbtexas.org

Description: Platting 10.002 acres into a public park lot

ISSUE:

The subject property is located in the Westpointe Village development on the north side of Independence Drive, east of Oak Run Parkway, and abuts the Gardens of Hunter's Creek Subdivision to the north. The property is currently undeveloped and is proposed to be platted as a single lot for a public park (Mission Hill Park).

Drainage:

The Public Works Department reviewed preliminary drainage with the Letter of Certification process as required by Section 118-51e of the Subdivision Platting Ordinance and in accordance with Chapter 143 Municipal Drainage Utility Systems and the Drainage and Erosion Control and Design Manual.

No portion of this subdivision is located within the 100-year floodplain.

Utilities:

Electric, water and wastewater services will be provided by New Braunfels Utilities (NBU). Utility Easements have been designated on the plat as requested by the utility entities.

Transportation:

Regional Transportation Plan

This final plat is in compliance with the City's Regional Transportation Plan as there are no proposed thoroughfares within the subdivision. Independence Drive is identified as a Collector Street with 60 feet of existing right-of-way. No additional right-of-way is required to be dedicated with this final plat.

Hike and Bike

This final plat is in compliance with the City's Hike and Bike Trail Plan as it does not indicate any proposed trails within or adjacent to the subdivision.

Sidewalks

There are existing 6-foot wide public sidewalks adjacent to Independence Drive. No additional sidewalks are required with this final plat.

Roadway Impact Fees:

Roadway Impact Fees for Service Area 1 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:

This subdivision is subject to the 2018 Parkland Dedication and Development Ordinance. Non-residential development is exempt from parkland dedication or development requirements.

FISCAL IMPACT:

N/A

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 the Block label from "Block 4" to "Block 1" (*NBCO 118-29(b)(6)*)
2. Revise the Parks Note to state: "This subdivision is subject to the City of New Braunfels 2018 Park Land Dedication and Development Ordinance. At such time that residential dwelling units are constructed within the subdivision, the owners shall contact the City of New Braunfels and comply with the ordinance for each dwelling unit." (*NBCO 118-24(15)*)
3. Revise the Notary Public signature block to conform to Section 118-30(c) of the Subdivision and Platting Ordinance. (*NBCO 118-30(c)*)
4. Revise the certificate of approval and acceptance by the Planning Commission block and the City Approved for Acceptance signature blocks to conform with Section 11-30(d) of the Subdivision and Platting Ordinance. (*NBC 118-30(d)*)
5. Revise the Floodplain Note to read: "No portion of any lot on this plat is within an indicated special

flood hazard zone according to the adopted flood maps of the City of New Braunfels as defined by the Comal County, Texas, Flood Insurance Rate Map Number 48091C0435F, effective date September 2, 2009 as prepared by the Federal Emergency Management Agency.” *(NBCO 118-30(j))*

6. Add a plat note stating the finished floor elevation must be a minimum of ten (10) inches above final adjacent grade and the lot be graded in accordance with the approved grading plan. *(NBCO 118-30(k))*

Approval Compliance:

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

Final Plat