

Legislation Text

File #: 21-446, **Version:** 1

PRESENTER:

Applicant/Owner: HMT Engineering & Surveying (Bill Ball, P.E.)

SUBJECT:

FP21-0133 Approval of the final plat for Deer Crest Subdivision, Unit 3.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: N/A (Outside City Limits)

BACKGROUND INFORMATION:

Applicant: HMT Engineering & Surveying (Bill Ball, P.E.)
290 S. Castell Ave., Suite 100
New Braunfels, TX 78130
(830) 625-8555 billb@hmtnb.com

Owner: KB Home Lone Star, Inc. (David Brodbeck)
4800 Fredericksburg Rd.
San Antonio, TX 78229
(210) 301-2868 dbbrobeck@kbhome.com

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

Description: Platting 10.23 acres into 62 single-family residential lots, 3 drainage lots and 2 open space lots.

ISSUE:

The subject property is located on the west side of State Highway 46 South in Guadalupe County across from the Avery Park Subdivision. A master plan for the Deer Crest subdivision was approved in 2016 and Unit 1 is recorded and Unit 2 is approved and under construction, but not yet recorded. A small portion of the subdivision along State Highway 46 South is located within the New Braunfels city limits, however, this unit is located outside the city limits in the ETJ.

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 and wastewater services will be provided by New Braunfels Utilities (NBU) and water service will be provided by Springs Hill Water Supply. 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 existing or proposed thoroughfares within or adjacent to the subject property.

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

Four-foot wide public sidewalks will be constructed per City standards adjacent to the curb. The developer will construct sidewalks adjacent to Lot 607, Block 6, Lot 608, Block 6 and Lot 609 Block 5 at the time of subdivision construction and the builder/owner of each residential lot will construct sidewalks at the time of building construction.

Roadway Impact Fees:

This final plat is located outside the city limits and the Roadway Impact Fee Study Area and Roadway Impact Fees do not apply.

Parkland Dedication and Development:

This subdivision is subject to the 2006 Parkland Dedication and Development Ordinance. An HOA park was dedicated in Unit 1 of the subdivision and the developer intends to comply with the parkland development requirements. Park Development Fees will be paid prior to final plat recordation if the park improvements have not been installed and approved prior to recordation.

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. Add a plat note stating: "This subdivision is within the Conical Zone of the Airport Hazard Zoning District and is subject to Airport Hazard Zoning District standards and regulations." (*NBCO 118-24(15)*)
2. Deer Crest Unit 2 must be recorded prior to Unit 3 to provide access. (*NBCO 11846(i)(2)c.1 &NBCO 54-86*)
3. Park Development Fees must be paid prior to plat recordation or an approval letter from the Parks and Recreation Department must be submitted stating park improvements are in compliance with the Park Land Dedication and Development Ordinance. (*NBCO 118-65*)

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