

Legislation Text

File #: 21-521, **Version:** 1

PRESENTER:

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

Owner: ASA Properties (Garrett Mechler)

SUBJECT:

FP21-0157 Approval of the final plat for Veramendi - Word Pkwy Phase 2.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Outside City Limits

BACKGROUND INFORMATION:

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

1672 Independence Drive, Suite 102

New Braunfels, TX 78132

(830) 632-5633 tblackmon@pape-dawson.com

Owner: Veramendi PE - Brisbane, LLC

ASA Properties (Garrett Mechler)

387 W. Mill Street

New Braunfels, TX 78130

(830) 643-1338 garrett.mechler@asaproperties.us.com

Staff Contact: Matthew Simmont

(830) 221-4058 msimmont@nbtexas.org

Description: Platting 2.454 acres into a public right-of-way

ISSUE:

The subject property is located north of Loop 337 within Sector 2 of the Veramendi Development and will allow for an extension (approximately 500 feet) of Word Parkway to be constructed.

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. Final drainage is under review with the submitted construction plans.

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. Utilities are being extended with this plat.

Transportation:

Street Layout

The street and pedestrian network within the proposed Veramendi - Word Pkwy, Phase 2 Final Plat is in compliance with the Master Framework Plan, Sector Plan 2 and the Plat Design Code. Adequate right-of-way will be dedicated and streets will be constructed as required by the DDCCD.

Sidewalks and Accessways

Six-foot wide sidewalk is required on the south side of the right-of-way and will be built at the time of subdivision construction. A ten-foot wide accessway is required on the north side of the right-of-way and will be built at the time of building permit with adjacent development.

Transportation Improvement Fees:

Transportation Improvement Fees are hereby assessed with approval of the final plat. Transportation Improvement Fees are collected at time of building permit as indicated in the Development Agreement fee schedule for the intended use.

Parkland Dedication and Development:

The proposed final plat does not include a park since right-of-way and street development is not subject to the neighborhood park requirements.

Tree Protection:

A tree survey has been submitted that indicates high value trees located within the plat that will be mitigated. A tree preservation and mitigation summary is also continuously updated with the progression of the project. Plat notes address tree protection measures that are required.

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 the document numbers for all contiguous easements and subdivisions (*NBCO 118-29(b)*).

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