

Legislation Text

File #: 21-497, **Version:** 1

PRESENTER:

Applicant: HMT Engineering & Surveying
Owner: Milestone Conrads Development, Ltd.

SUBJECT:

FP21-0168 Approval of the final plat for The Silos Subdivision, Unit 5 with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Council District 2

BACKGROUND INFORMATION:

Case #: FP21-0168

Owner: Chesley Swann, Vice President
Milestone Conrads Development, LTD
P.O. Box 6862
San Antonio, Texas 78209
cis@me.com

Engineer: Chris Van Heerde, P.E.
HMT Engineering & Surveying
290 S. Castell Avenue
New Braunfels, TX 78130
(830) 625-8555
plats@hmtnb.com

Case Manager: Holly Mullins
(830) 221-4054
hmullins@nbtexas.org

Description: 1 commercial lot on 7.4 acres

The subject property is located at the intersection of W. Klein Road and Pahmeyer Road, within the City limits. A master plan for The Silos Subdivision was approved in 2015 and the residential portion of the development is substantially complete.

ISSUE:

Unit 5 proposes one commercial lot on 7.4 acres. The current zoning is C-1A Neighborhood Business District.

Drainage:

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

No portion of this property is located within the 1% annual chance flood zone.

Utilities:

Electric service will be provided by Guadalupe Valley Electric Cooperative (GVEC). Water will be provided by Green Valley Special Utility District (GVSUD) and Guadalupe-Blanco River Authority (GBRA) is the wastewater provider.

Transportation Plan:

The plat is in compliance with the City's Regional Transportation Plan. Klein Road is designated as a Minor Arterial. The City acquired adequate right-of-way with the Klein Road street improvement project and no additional dedication is required. Pahmeyer Road is designated as a Minor Collector (60 feet in width) and adequate right-of-way exists.

The City of New Braunfels will assume responsibility for two mitigation measures recommended in the project Traffic Impact Analysis (TIA): an all-way stop at Klein Road/Pahmeyer Road and all-way stop at Klein Road/Walnut Avenue.

Hike and Bike:

The plat is in compliance with the City's Hike and Bike Trail Plan. A shared-use path was constructed by the City along Klein Road with recent street improvements.

Sidewalks:

A sidewalk/shared use path was constructed along Klein Road with recent street improvements. Six-foot wide sidewalks will be constructed along Pahmeyer Road by the developer at time of building construction.

Roadway Impact Fees:

This subdivision is in Roadway Impact Fee Study Area 5. Impact Fees are hereby assessed with approval of the final plat. Fees will be calculated and payable at the time of building permit based on land use at the then current rate.

Parkland Dedication and Development:

Nonresidential development is exempt from parkland dedication and development fees.

FISCAL IMPACT:

N/A

RECOMMENDATION:

To meet the requirements of the City's Subdivision Platting Ordinance and other adopted codes, the plat must

comply with the conditions notes below. Staff recommends approval of the proposed plat subject to the following Conditions of Approval:

1. Title the plat as a Final Plat. (NBCO 118-27)
2. Show all proposed and existing sidewalks on the utility/street plan. (NBCO 118-25)
3. Update Note 10 to reflect that sidewalks along Klein Road are existing. (NBCO 118-49)
4. Remove signature line for GBRA at the bottom of their notes. (NBCO 118-30)
5. Provide a corner clip at the northwest and northeast corners of the subdivision where the two-utility easement meet at a right angle. (NBCO 118-48)
6. Revise the outer boundary to qualify as an accurate boundary. (NBCO 118-29)
7. Note: A digital plat must be submitted when recording (NBCO 118-21), formatted as:
 - NAD 1983 State Plane Texas South Central FIPS 4204 (US Survey feet).
 - Grid scale.
 - All x-referenced files must not be in blocks.
 - Dwg format 2018 version or earlier.

Approval Compliance:

To obtain approval of the plat, the applicant must submit to the City a revised plat and a written response that satisfies each condition of approval prior to expiration of the plat (Sec. 118-32(b)). In accordance with Chapter 212, Texas Local Government Code, the City will determine the plat approved if responses adequately address each Condition of Approval.

Attachments:

1. Aerial Map
2. Final Plat