

Legislation Text

File #: 21-621, **Version:** 1

PRESENTER:

Applicant: WGI, Inc.

Owner: Daniel Pedrotti, Jr.

SUBJECT:

PP21-0202 Approval of the preliminary plat for Long Creek North with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Outside City Limits

BACKGROUND INFORMATION:

Case #: PP21-0202

Owner: Daniel Pedrotti, Jr. President
Golf Associates, LTD
512 E. Blanco Road
Boerne, Texas 78006
(210) 249-7528

Engineer: Russell Yeager
WGI, Inc.
5710 Hausman Road, Suite 115
San Antonio, TX 78249
(210) 860-9224
Amanda.saldivar@wginc.com

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

Description: 21 residential lots on 4.29 acres

The subject property is located between FM 725 and the Guadalupe River, in the City's ETJ, Guadalupe County. Long Creek was originally master planned in 1996 as a residential subdivision with private streets. The subdivision also includes The Bandit Golf Course.

ISSUE:

Long Creek North proposes 21 residential lots on 4.29 acres with a private street.

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 construction plans for public improvements prior to final plat submittal.

A 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. Construction plans to service the lots must be approved prior to final plat submittal.

Transportation Plan:

The plat is in compliance with the City's Regional Transportation Plan as there are no existing or proposed public streets within or adjacent to the property. All streets within the Long Creek Subdivision are private streets and in compliance with the approved master plan. Construction plans for Joyce Lynn Lane must be approved prior to final plat submittal.

Hike and Bike:

The plat is in compliance with the City's Hike and Bike Trail Plan as no proposed trails are within or adjacent to the property.

Sidewalks:

The requirement for sidewalks within this subdivision was waived with master plan approval.

Roadway Impact Fees:

This subdivision is located outside city limits and the Roadway Impact Fee Study Area. Impact Fees are not applicable.

Parkland Dedication and Development:

Parkland Dedication and Development requirements do not apply to Long Creek Subdivision as it was master planned prior to adoption of the ordinance.

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 preliminary plat subject to the following Conditions of Approval:

1. Label Lot and Block for Long Creek Blvd. (NBCO 118-24; 50)
2. All lots must have a minimum street frontage of 36 feet. Review Lot 12 and address accordingly. (NBCO 118-45)
3. Revise Note 15 to specifically address only lots within this plat. State the purpose, ownership, and maintenance responsibility for Lot 900 (including whether it is used for drainage and/or utilities). (NBCO 118-45)

4. Remove “streets” as being dedicated to the public in the owner’s certification. (NBCO 118-30)
5. Owner’s name on plat must match the deed. (NBCO 118-21)
6. Preliminary plats are not recorded. Please remove Guadalupe County recording block or watermark “Preliminary” for clarity. (NBCO 118-21)
7. Add the following note: This subdivision is located within the Outer Precision Approach Zone of the Airport Hazard Overlay District for height. (NBCO 144-5.20)
8. Add the following note: No structures, walls or other obstructions of any kind shall be placed within the limits of the drainage easements shown on this plat. No landscaping, fences, or other type of modifications which alter the cross sections of the drainage easements or decrease the hydraulic capacity of the easements, as approved, shall be allowed without the approval of the City Engineer. The City of New Braunfels and the County shall have the right of ingress and egress over grantor's adjacent property to remove any obstructions placed within the limits of said drainage easements and to make any modifications or improvements within said drainage easements. (NBCO 118-51)
9. Revise Note 6 to state this subdivision is not subject to the City of New Braunfels Park Land Dedication and Development Ordinance based on master plan approval date of 1996. (NBCO 118-57 et seq)
10. Revise Lot 34 to Lot 15. (NBCO 118-24)
11. Provide a Block number. (NBCO 118-29)
12. Add the following note: All new construction of substantial improvements in areas of special flood hazards shall be constructed to an elevation above the base flood elevation per Flood Damage Prevention Order of the appropriate County and Floodplain Administrator. (NBCO 118-51)
13. Add the following note: Future development is subject to Chapter 114 (Streets, Sidewalks and Other Public Spaces) of the New Braunfels Code of Ordinances. (NBCO 118-21)
14. Add proposed pavement width to the preliminary road schematic. (NBCO 118-25)
15. State whether distances are in grid or surface with the scale factor. (NBCO 118-21, 24; TAC 138.93)
16. State that the coordinates are in grid state plane. (NBCO 118-21)
17. Revise the street suffix Lane to be Ln. (NBCO 114-62)

Approval Compliance:

To obtain approval of the plat, the applicant must submit to the City a revised plat and 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 the response adequately addresses each Condition of Approval.

Attachments:

1. Aerial Map
2. Preliminary Plat