

Legislation Text

File #: 21-661, **Version:** 1

PRESENTER:

Applicant: Pape Dawson Engineers (Jim Welch, P.E.)

Owner: SA Given to Fly, LLC - Mosaic Land Development (Blake Yantis)

SUBJECT:

FP21-0207 Approval of the final plat for Morningside Hills Unit 2 with conditions

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Outside City Limits

BACKGROUND INFORMATION:

Applicant: Pape Dawson Engineers, Inc. (Jim Welch, P.E.)
2000 Northwest Loop 410
Castle Hills, TX 78213
(210) 375-9000 jwelch@pape-dawson.com

Owner: SA Given to Fly, LLC - Mosaic Land Development
Blake Yantis
6812 West Ave, Suite 100
San Antonio, TX 78213
(479) 455-9090 LDAP@rauschcoleman.com

Staff Contact: Matthew Simmont
(830) 221-4058 msimmont@nbtexas.org

Description: 23.1 acre tract to be platted establishing 139 residential lots and 2 drainage/common lots.

ISSUE:

The subject property is located approximately 2,500 feet south of the intersection of Morningside Drive and Ron Road and lies outside city limits, within the ETJ.

The proposed plat will establish 139 residential lots and 2 lots for common/drainage area as the second phase of a 214-acre, 8 phase master plan (PL-18-101). The subdivision will construct a portion of the County Line Road extension that is located on the southern portion of the property.

Drainage:

The Public Works Department has reviewed and approved final project drainage with the construction plans 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. Utilities will be extended as part of this development pursuant to the approved construction plans.

Transportation:

Regional Transportation Plan

This final plat is in compliance with the City's Regional Transportation Plan. Right-of-way for the extension of W County Line Road is to be dedicated with the plat and a portion of the roadway will be constructed.

Hike and Bike

This plat is in compliance with the City's Hike and Bike Trails Plan. There are no existing or proposed trails internal or adjacent to the subject property per the Hike and Bike Trails Plan.

Sidewalks

Four-foot-wide sidewalks will be constructed on both sides of all internal streets at the time of development by the developer/homebuilder to extend a continuous and connected pedestrian system. Six-foot-wide sidewalks will be constructed on the north side of W County Line Road.

Roadway Impact Fees:

This final plat is located outside 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 City's 2006 Parkland Dedication and Development Ordinance. A private neighborhood park is proposed with Units 3 and 4 that will serve the Morningside Hills Neighborhood. The development is required to pay parkland dedication and development fees for the proposed residential lots prior to plat recordation. Since a private park is proposed, only a portion of the park development fees may be eligible for reimbursement. Eligibility for reimbursement will be determined when amenities are complete. With the development of 139 dwellings within this subdivision, park fees in the amount of \$83,400 are required to be paid prior to plat 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. Payment of parkland dedication and development fees, \$83,400, for the proposed residential units prior to plat recordation (*NBCO 118-60(b)*).
2. Morningside Trails Unit 1 must be recorded prior to or at the same time as Morningside Trails Unit 2 (*NBCO 118-21(c)*).
3. Provide a street name label for the new section of W County Line Road on the plat (*NBCO 118-21(c)*).
4. Revise note #8 to spell out the sidewalk width; for example, Four (4) foot wide sidewalks... (*NBCO 118*

-21(c)).

5. Replace “the” with “W” in the last bullet of note #8 to correct the street name for W County Line Road. (NBCO 118-21(c)).
6. Correct the street name *Swift Fox Rd* in the first bullet of plat note #8 (NBCO 118-46).
7. Remove text indicating state and county from the Surveyor signature block (NBCO 118-30).
8. Document numbers for separate easements are to be provided on the final plat (NBCO 118-29(b)).
9. A minimum 15-foot-wide utility easement is to be designated along W County Line Road and Bullsake Trail for Lot 901, Block 9 (NBCO 118-48(a)).
10. State and label the grid state plane coordinates (two decimal places) that are the farthest from each other on two corners of the outer boundary (NBCO 118-21(c)).

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