

Legislation Text

File #: 21-649, **Version:** 1

PRESENTER:

Applicant: HMT Engineering and Surveying (Tim Gorena, P.E.)

Owner: HBC NB, LLC (Paul Powell)

SUBJECT:

FP21-0206 Approval of the final plat for Heatherfield, Unit 6, with conditions.

DEPARTMENT: Planning and Development Services

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

BACKGROUND INFORMATION:

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

Owner: HDC NB, LLC (Paul Powell)
45 NE Loop 410, Suite 225
San Antonio, TX 78216
(210) 838-6784 bryan@hdc-group.com

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

Description: Platting 35.18 acres into 104 single-family residential lots, 1 park lot and 3 drainage lots

ISSUE:

The subject property is located in the ETJ in Comal County at the southeast corner of the intersection of FM 1101 and Kroesche Lane. The proposed subdivision consists of 35.18 acres to be subdivided into 104 single-family residential lots, 1 park lot and 3 drainage lots. This is the final unit to be platted in the Heatherfield Subdivision.

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:

Water, wastewater and electric services will be provided by New Braunfels Utilities (NBU). Utilities will be extended as part of this plat pursuant to the approved construction plans. Utility easements are provided as required by NBU.

Transportation:

Regional Transportation Plan:

The plat is in compliance with the City's Regional Transportation Plan. There are no thoroughfares designated internal to or adjacent to the subject property.

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 to or adjacent to the subject property.

Sidewalks:

Four-foot wide public sidewalks will be constructed by the developer adjacent to the curb along non-residential lots interior to the subdivision at the time of subdivision construction. Four-foot wide sidewalks will be constructed adjacent to the curb along residential lots at the time of building construction.

Airport Hazard Zoning:

This plat lies partially within Approach 2 and 3 Zones of the Airport Hazard Overlay Zone (AHZD). Residential density in Approach 2 Zone is limited to a maximum of 3 dwelling units per acre and residential density in Approach 3 Zone is limited to a maximum of 6 units per acre. Overall density calculations for the proposed Heatherfield Subdivision is 3 units per acre within Approach 2 Zone and 4.12 units per acre within Approach 3 Zone. The residences located within these zones must also comply with the construction standards identified in Section 5.20-9 "Construction Methods and Materials", which is verified with the submittal and approval of Airport Hazard Zoning District Development Permits per Section 5.20-10 "Permits and Variances", for the construction of each home. Compliance with AHZD standards is included as a plat note on the final plat.

Roadway Impact Fees:

The subdivision is located outside the City Limits and the Roadway Impact Fee Study Area; therefore, Roadway Impact Fees are not applicable.

Parkland Dedication and Development:

Residential use in this subdivision is subject to land dedication and/or fee requirements of the 2006 Parkland Dedication and Development Ordinance. This subdivision includes 104 new dwelling units. To comply with the ordinance, the developer must pay a fee in-lieu of dedication and development of \$600 per dwelling unit prior to recording the final plat or comply with the Parkland Dedication and Development requirements for a park. The developer intends to comply with the land dedication and improvement requirements and has platted a 0.954-acre lot in Unit 1 for construction of the subdivision amenity center and a 5.638-acre HOA park is being platting with Unit 6. The development is required to pay parkland dedication and development fees for the proposed residential lots prior to plat recordation. In-Lieu fees must be paid and eligibility for reimbursement will be determined when amenities are complete.

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. Provide monuments at each corner of the boundary survey of the subdivision. *(NBCO 118-29(b)(5))*
2. Add a plat note #11C stating: "Fox Sedge - Lot 912, Block 14". *(NBCO 118-49(d))*
3. Revise the date in plat note #14 from 2018 to 2006. *(NBCO 118-24(15))*
4. 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 of the subdivision *(NBCO 118-21(c))*
5. Add a 20-foot wide Utility Easement adjacent to Kroesche Lane. *(NBCO 118-48(a))*
6. Payment of Parkland Dedication and Improvement fees is required prior to plat recordation and are refundable once the HOA park has been determined compliant with code requirements *(NBCO 118-24(15))*

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