

Legislation Text

File #: 21-854, **Version:** 1

PRESENTER:

Applicant: KFW Engineers

Owner: Solms Landing Development, LLC

SUBJECT:

FP21-0277 Approval of the final plat for Solms Landing Collector Phase 2 with conditions.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Council District 5

BACKGROUND INFORMATION:

Case #: FP21-0277

Owner: Solms Landing Development, LLC
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Description: Street right-of-way, a common lot and drainage on 4.19 acres

Solms Landing is a mixed-use planned development ("SLPD") located between Creekside Crossing (FM 306) and Kowald Lane. The subject property is located between Creekside Crossing and the High Wind Lane extension from West Village at Creekside.

ISSUE:

This plat proposes the dedication of street right-of-way extending Sophie Lane to Creekside Crossing. A

proposed roundabout at the intersection of Sophie Lane and Marie Bluff consists of a common lot median in the center of the right-of-way.

Drainage:

The Public Works Department reviewed project drainage with the construction plans 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.

The plat currently indicates a common area lot (Lot 908) containing a drainage easement. However, land contained within a plat must be a singular parcel of contiguous land and proposed Lot 908 is separated from the right-of-way. Therefore, the drainage easement will be recorded by separate instrument and the document number referenced on the final version of this plat. When the adjacent 24 acres of land is platted, the drainage easement may again be proposed as a common lot.

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

Utilities:

Electric, water and wastewater services will be provided by New Braunfels Utilities (NBU). Utility easements are indicated on the plat as required.

Transportation Plan:

The plat is in compliance with the City's Regional Transportation Plan. Sophie Lane is a 60-foot wide minor collector between Kowald Lane and Creekside Crossing as indicated on the Plan.

Hike and Bike:

Although the City's Trails Plan does not indicate any bike lanes or shared use paths on the subject property, internal trails will be provided throughout Solms Landing by the developer including a 9.5-foot wide shared use path along the north side of Sophie Lane.

Sidewalks:

A 6-foot wide sidewalk along the south side of Sophie Lane and a 9.5-foot wide sidewalk along the north side of Sophie Lane will be constructed by the developer at time of street construction.

Roadway Impact Fees:

The subdivision is in Roadway Impact Fee Study Area 3, and fees are hereby assessed with the approval of this plat. As there are no buildable lots proposed, no roadway impact fees will be collected for this plat.

Parkland Dedication and Development:

This final plat contains no buildable lots and is therefore exempt from parkland dedication or in-lieu 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. A plat must consist of land in a singular, contiguous tract (NBCO 118-29; LGC 212-30). Record proposed

Lot 908 as an off-site easement by separate instrument, to be platted with a subsequent plat of the adjacent property, and remove the lot designation from this final plat.

2. Record all easements created by separate instrument, reference document number on the plat, and provide a copy of easements to the City. (NBCO 118-24, 29)
3. Add plat note: *This subdivision is subject to the Airport Hazard Zoning District standards and regulations of the City of New Braunfels Zoning Ordinance. It is located within the Horizontal Zone for building height.* (NBCO 144-5.20)
4. Revise Note 8 to remove “and the County” for plats within the City limits. (NBCO 118-51)
5. Revise Note 5 to remove the word “additional” dwelling units. (NBCO 118-60)
6. TxDOT approval is required prior to recordation. (NBCO 118-46)
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 2019 version or earlier.

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. Final Plat